



The County of San Diego

Planning Commission Hearing Report

Date:	October 7, 2016	Case/File No.:	Local Coastal Program – PDS2013-POD-13-009
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Local Coastal Program Update
Time:	11:00 a.m.	Location:	Western areas of the San Dieguito Community Planning Area within the Coastal Zone
Agenda Item:	# 2	General Plan:	Various
Appeal Status:	N/A	Zoning:	Various
Applicant:	County of San Diego	Community:	San Dieguito
Environmental:	N/A	APNs:	Various

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to review and comment on the Draft Local Coastal Program (LCP) update. Comments received on the Draft LCP will be used to prepare a Final LCP that will be presented to the Planning Commission and Board of Supervisors after environmental review is completed. The LCP includes an update for the San Dieguito Community Plan Land Use Plan (Draft LUP) (Attachment A) and an Implementation Plan (Draft IP) (Attachment B).

Planning & Development Services (PDS) recommends that the Planning Commission take the following action:

- a. Find that the Planning Commission has reviewed and considered the information contained in this Staff Report.
- b. Provide staff with comments on the Draft LCP (LUP and IP), with emphasis on the new draft policies and ordinances.

2. Key Requirements for Requested Action

- a. The Draft LCP addresses California Coastal Act (Coastal Act) regulations.

- b. The Draft LCP addresses the issues raised in the Draft Existing Conditions, Vulnerability and Risk, and Key Issues Report (Attachment C).

B. REPORT SUMMARY

Today's hearing is a required component of a grant agreement between the County and the California Coastal Commission (Coastal Commission) and provides an opportunity for the public and the Planning Commission to review and comment on the Draft LCP. The LCP includes both the Land Use Plan (LUP) and the Implementation Plan (IP). This hearing is an opportunity for the Planning Commission to provide input into and comment on the Draft LCP before the document is finalized. To assist the Commission in their review, staff has summarized the 164 updated policies in a matrix (Attachment D) to allow the Commission to see the policies and modifications to existing policies as they relate to the LCP.

Following today's hearing, staff will be receiving and compiling comments on the Draft LUP and IP from internal and external stakeholders and subsequently complete any necessary updates to the draft documents. The Draft documents are available on the PDS website for public comments; any comments received will be considered during the development of the final LCP.

PDS staff will meet with the Community Planning Group in the fall. Staff will return to the Planning Commission for final recommendations in December. To become effective, the LUP and IP will need to be approved by the Board of Supervisors (Board) and subsequently approved by the Coastal Commission.

C. BACKGROUND

The Coastal Act allows the County to assume permitting authority for development occurring within the Coastal Zone, with the exception of tidelands, submerged lands, and public trust lands. Before assuming permitting authority, the Coastal Act requires that the County adopt an LCP for the portion of the Coastal Zone within its jurisdiction and that the adopted LCP be certified by the Coastal Commission.

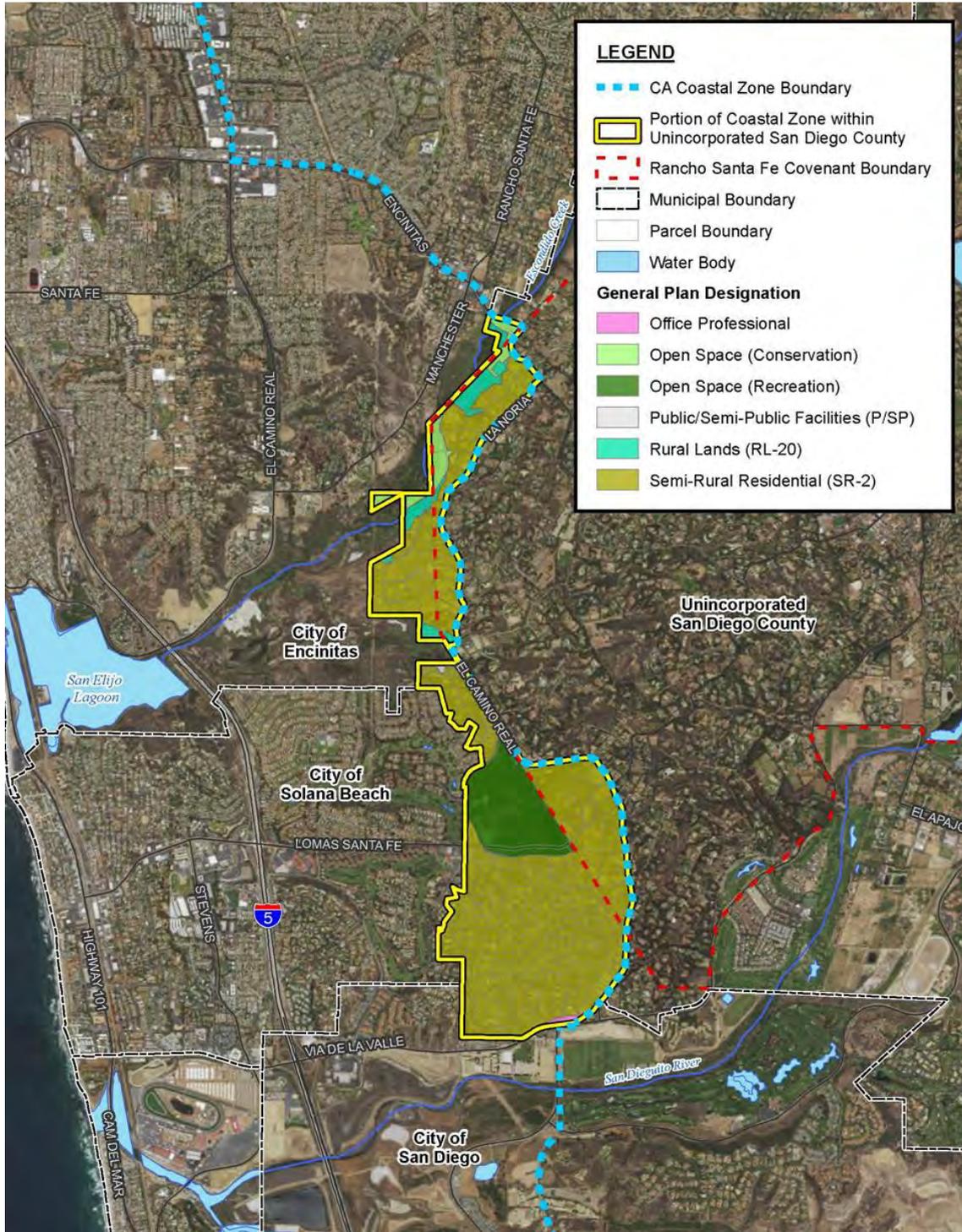
The County's LCP was approved in 1982 and 1985, respectively, by the Coastal Commission. The County deferred acceptance of the approved LCP because the cities of Solana Beach and Encinitas incorporated, which reduced the size of the LCP area under County jurisdiction. Although the County adopted revised plans in 1988 and 2011, these documents were not approved by the Coastal Commission. Revisions to the LCP are necessary to qualify for certification so that the County can assume authority for all coastal zone permitting.

On July 31, 2013 (1), the Board provided authorization to apply for and accept grants for the purposes of updating the LCP. The Coastal Commission subsequently awarded a grant to the County on November 13, 2014. A grant agreement was executed on May 26, 2015. Pursuant to this agreement, staff is required to bring the Draft LCP to the Planning Commission as part of the community outreach process.

D. PROJECT DESCRIPTION

The Coastal Zone includes 473 parcels; 424 parcels are developed and 49 are undeveloped. Most parcels in the Coastal Zone are designated for low density residential use. Approximately 160 acres are designated as open space, including San Dieguito Park. Approximately 3.5 acres are designated for office professional use. (See Figure 2).

Figure 2 – General Plan Designations



An LCP consists of two primary documents; these include the LUP and the IP. The Draft LUP includes goals and policies for the Coastal Zone. The Draft IP provides the development regulations needed to carry out the Draft LUP. The Draft IP describes how existing Zoning regulations and Special Area Designators coincide with the Coastal Zone boundary and includes regulations to further clarify the intent of the updated policies included in the Draft LUP. The Draft IP also includes processing and permitting requirements for potential projects within the Coastal Zone. The Draft LUP and IP have been prepared based on the requirements of the Coastal Act and the Coastal Commission's LCP Update Guide.

E. ANALYSIS AND DISCUSSION

Working with the Consultant (AECOM), staff prepared the Draft LCP by completing the "Draft Existing Conditions, Vulnerability and Risk and Key Issues Report," reviewing the Coastal Act and the LCP Update Guide, and collaborating with the Coastal Commission. The LCP Update Guide covers the policies contained in the Coastal Act and implementation measures directly related to carrying out the policies.

The Coastal Act currently applies to all properties within the Coastal Zone. The Draft LCP will allow the County to assume permitting authority and implement regulations, rather than the Coastal Commission. Currently, the Coastal Act and associated policies are being enforced on all properties within the Coastal Zone. Therefore, the Draft LCP does not represent a new set of policies and regulations, but is a tool that allows the County to more effectively serve residents and customers within the Coastal Zone.

The Draft LUP includes no changes to existing land use designations for the area within the Coastal Zone but includes policies to meet the requirements of the Coastal Act. The LUP includes references to existing County Policies that will ensure the Coastal Act requirements are met. When existing County Policies did not exist, policies were developed to address any gaps. If existing policies existed, but needed to be modified to meet the requirements of the Coastal Act, these changes were made.

The Draft LUP includes 164 policies which are included in the Draft LUP. The policies are grouped into eight categories and are summarized as follows:

1. Public Access and Recreation
 - a. Appropriately site new access points and facilities
 - b. Protect and preserve existing access points and facilities
2. Environmentally Sensitive Habitats (ESHA)
 - a. Appropriately site new development
 - b. Protect and minimize impacts to ESHA
 - c. ESHA modification strategies
3. Water Resources
 - a. Minimize impervious surfaces
 - b. Control erosion and runoff
 - c. Incorporate best management practices
 - d. Compliance with State Water Resources Control Board requirements
4. Agriculture
 - a. Encourage preservation of agricultural resources

- b. Prime farmland criteria
- 5. Scenic and Visual Resources
 - a. Protect scenic and visual qualities
 - b. Appropriately site new development
 - c. Preserve existing viewpoints
- 6. Planning, New Development, and Public Works
 - a. Consistency with adopted plans and procedures
 - b. Land subdivision/development criteria
 - c. Repair and maintenance criteria
- 7. Cultural and Paleontological Resources
 - a. Resource preservation
 - b. Appropriate treatment of resources
- 8. Coastal Hazards
 - a. Hazard avoidance
 - b. Modification of hazards

The proposed additions and revisions are necessary to address the unique issues and features identified in the County's Coastal Zone as referenced in the "Draft Existing Conditions, Vulnerability and Risk, and Key Issues Report." Furthermore, the additions and revisions are needed to ensure that Coastal Act regulations that are currently enforced by the Coastal Commission are implemented by the County.

The Draft LUP (Attachment A) and Draft IP (Attachment B) are provided to the Planning Commission for their review. To assist the Commission in their review of the LUP, staff has summarized the 164 policies in a matrix (Attachment D) to allow the Commission to easily review the nature of the policies that are proposed. The matrix is organized by the policy groups listed above and describes the source of the policy. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15265(a)(1), CEQA does not apply to activities and approvals pursuant to the California Coastal Act by a local government for the preparation and adoption of an LCP. However, staff is currently preparing a CEQA document in effort to amend the San Dieguito Community Plan (General Plan Amendment) by replacing the non-certified LCP with this newly revised LCP, anticipated to be certified by the Coastal Commission in the spring of 2017. The CEQA analysis will accompany the Final LCP and be presented to the Planning Commission in December 2016.

F. PUBLIC INPUT

Staff presented the LCP update process and study topics associated with the project to the Rancho Santa Fe Association Covenant Board on November 5, 2015 and the San Dieguito Community Planning Group on November 12, 2015. No major concerns were raised during these presentations.

On November 2, 2015 and December 16, 2015, Tribal governments in the San Diego region were notified, per SB-18, that staff is preparing an update to the LCP. Correspondence was received from five Tribal governments. Three Tribal governments requested additional information, but did not request consultation; one Tribal government did not request additional information or consultation. The San Luis Rey Band of Mission Indians requested consultation, which was conducted on January 21, 2016. The consultation remains open to allow additional discussions related to the future CEQA document. Additional notifications, related to SB-18 and the future CEQA document, were sent to applicable Tribal governments on August 3, 2016, requesting comments by November 1, 2016.

AB-52 notifications to applicable Tribal governments were sent in August 2016 requesting comments. One Tribal government contacted the County but did not request AB-52 consultation. On September 9, 2016 staff sent subsequent notifications to applicable Tribal governments indicating that AB-52 consultation is not required because of the type of environmental document anticipated by staff.

On December 11, 2015 (4), the Planning Commission accepted a staff report summarizing the LCP update process and project study topics. A notice for the December 11, 2015 Planning Commission hearing was circulated on November 25, 2015 to property owners within 300 feet of the LCP update area, agencies requiring notification per California Government Code Section 65352, and other stakeholders. These notifications included a link to a project web site with information on the LCP update. Staff established a web page at project initiation, to provide the most current information on the project as it progresses through the planning phases.

In addition to public outreach, PDS is coordinating with the County Department of Parks and Recreation, Department of Environmental Health, and Department of Public Works. Staff will also continue soliciting feedback on the Draft LCP from the Rancho Santa Fe Association Covenant Board, the San Dieguito Community Planning Group and other interested stakeholders during presentations in the fall.

RECOMMENDATIONS

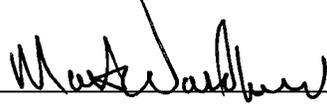
PDS recommends that the Planning Commission take the following action:

1. Find that the Planning Commission has reviewed and considered the information contained in this Staff Report.
2. Provide staff with comments on any portion of the Draft LCP, if any, with particular emphasis on the draft policies.

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ATTACHMENTS:

Attachment A – Draft Local Coastal Program Land Use Plan

Attachment B – Draft Local Coastal Program Implementation Plan

Attachment C – Draft Existing Conditions, Vulnerability and Risk, and Key Issues Report

Attachment D – Land Use Plan Policy Matrix

**Attachment A – Draft Local Coastal Program
Land Use Plan**

County of San Diego

Planning and Development Services

Local Coastal Program Update

DRAFT

LOCAL COASTAL PROGRAM

LAND USE PLAN

September 2016

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DRAFT

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1 Introduction

The County of San Diego Local Coastal Program (LCP) is made up of the following documents:

- the “Land Use Plan” (LUP) document includes policies and programs, as well as background and introductory text for each policy section; and
- the “Implementation Plan (IP)” document (text and maps) is a means of implementing the policies and programs of the LUP.

1.1 The Local Coastal Program

The LCP is the primary document that governs land development in the County of San Diego’s Coastal Zone (hereafter “County’s Coastal Zone”), as described further in Section 1.2. The LCP is designed to preserve the unique environment of the County’s Coastal Zone and to encourage the protection and restoration of its resources, while encouraging public enjoyment of its recreational opportunities. The LCP guides both public and private activities that constitute “development” under the California Coastal Act of 1976 (hereafter “Coastal Act”). In general, constructing a dwelling, commercial building, road, trail, or other improvements constitutes “development” that requires a permit, with specific exceptions. Furthermore, “development” includes changes in the use of land or water, even where construction is not involved. The term “development” is defined in Public Resources Code (PRC) Section 30106 as follows:

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z’berg Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the Public Resources Code).

As used in this section, “structure” includes any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. Any activity meeting the definition of development within the Coastal Zone requires a Coastal Permit, unless the development is categorically excluded, exempt, or qualifies for a de minimis waiver, consistent with the Coastal Act.

1.1.1 The County’s Coastal Zone

The County's Coastal Zone is a narrow strip of land defined by the Coastal Act. It is composed of the portion of California's Coastal Zone that is located within unincorporated San Diego County. The County's Coastal Zone is located east of Interstate 5 (I-5), north of the city of San Diego, and east of the cities of Encinitas and Solana Beach, within the unincorporated community of San Dieguito (Figure 1, Regional Location, and Figure 2, Local Context). The County's Coastal Zone is approximately 2 miles inland from the coast, encompasses approximately 1,050 acres (1.64 square miles), and does not contain any coastline.

Topography within the Coastal Zone ranges from 10 to 320 feet above sea level, with variable hills that provide limited views of the San Elijo Lagoon Ecological Reserve and surrounding neighborhoods. San Elijo Lagoon is adjacent to the northwest boundary of the County's Coastal Zone. Escondido Creek runs through the northwest area of the County's Coastal Zone and serves as a freshwater connector between San Elijo Lagoon and the Carlsbad Watershed.

A majority of the County's Coastal Zone is built out and primarily consists of rural to semi-rural estate residential development, with pockets of coastal access and recreation, and connectivity to the shoreline provided through recreational areas, and trails and pathways, as shown on Figure 3, Existing Land Uses. The County's Coastal Zone contains the western portion of the Rancho Santa Fe Covenant¹ (approximately 285 acres), as well as the Sun Valley and Vicinity subarea in the southern portion of the Coastal Zone. San Dieguito Regional Park (San Dieguito Park constitutes the largest block of open space park for recreational use, while the northern portion of the County's Coastal Zone contains an open space preserve adjacent to San Elijo Lagoon. The County's Coastal Zone also contains small-scale agricultural and commercial uses.

¹ The Rancho Santa Fe Protective Covenant, established in 1928, is an agreement among property owners to preserve the character of the community and uphold the quality of future architecture.



Source: Esri; SanGIS 2016; SANDAG.

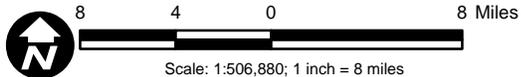


Figure 1
Regional Map

Local Coastal Program Update Land Use Plan - DRAFT

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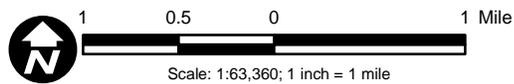
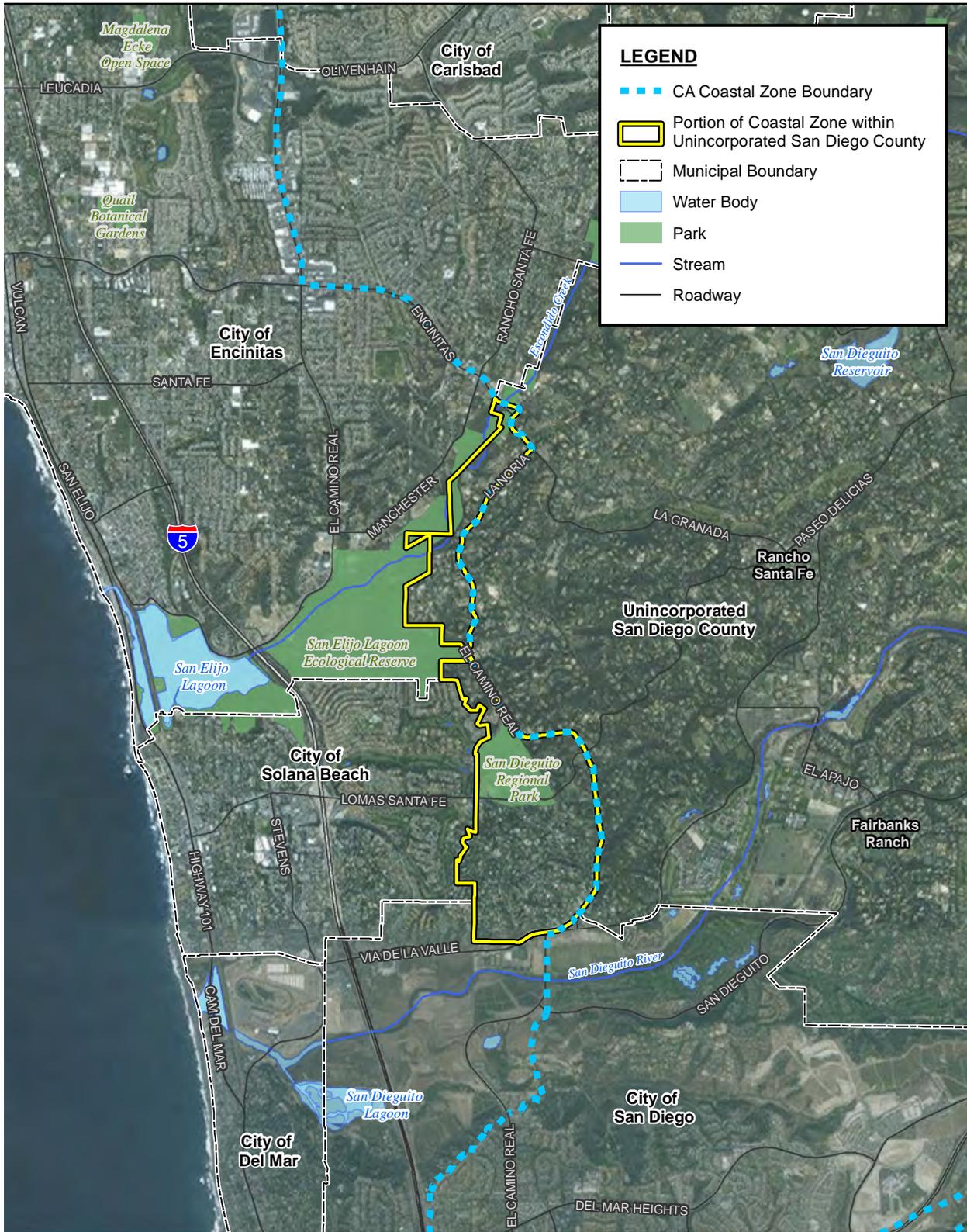
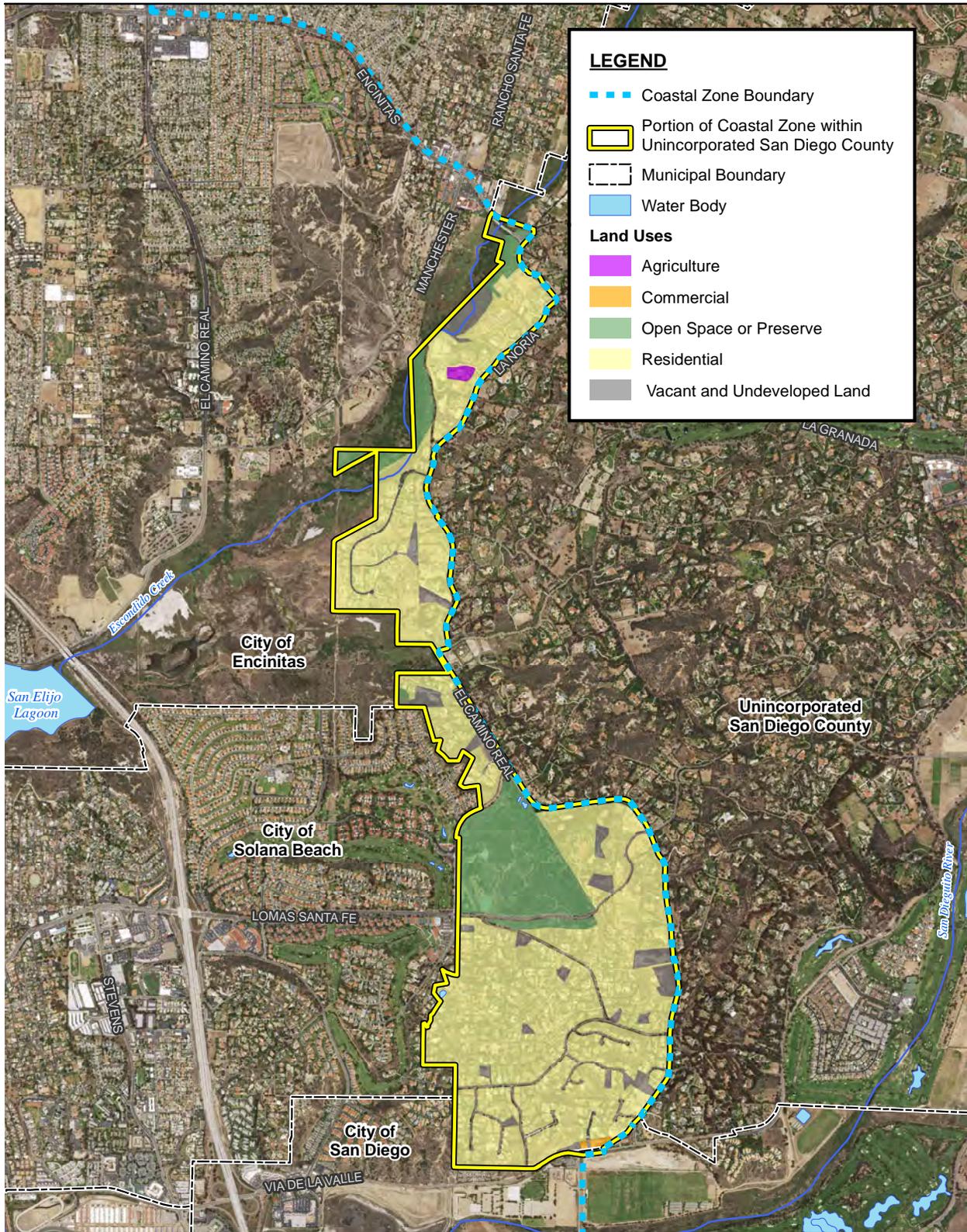


Figure 2
Local Context

Local Coastal Program Update Land Use Plan - DRAFT

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Source: SanGIS 2016; NAIP 2014.

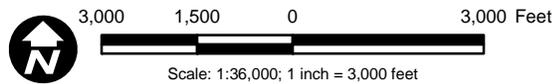


Figure 3
Existing Land Uses

1.1.2 Purpose

The purpose of the LCP is to carry out the coastal resource protection policies of the Coastal Act. Coastal cities and counties are subject to both state planning and zoning laws and the Coastal Act. Each coastal city and county in California is required by that law to prepare and implement an LCP for its portion of the Coastal Zone that becomes part of, and should be integrated with, a local jurisdiction's general plan. Like other counties in California, the San Diego County's General Plan (hereafter "General Plan") contains a comprehensive land use plan for its entire jurisdiction area, which extends landward well beyond the Coastal Zone boundary (Land Use Element of the General Plan, as required by the California Government Code, Sections 65300-65303.4). Figure 4 and Figure 5, Land Use Designations and Use Regulations, show the applicable General Plan land uses and zoning for the County's Coastal Zone.

In August 2011, the San Diego County Board of Supervisors approved the General Plan. The 2011 General Plan is the result of the collective efforts of elected and appointed officials, community groups, individuals, and agencies who developed a framework for the future growth and development of the unincorporated areas of the County. Community Plans, adopted as an integral part of the County's General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County. The County's Coastal Zone is located within the San Dieguito planning area, and the San Dieguito Community Plan was adopted in 2011 concurrent with the General Plan. Because the General Plan and the San Dieguito Community Plan contain strong policy frameworks for the County's Coastal Zone, the County has prioritized inclusion and/or adaptation of existing policies in this LCP, rather than creation of new policies.

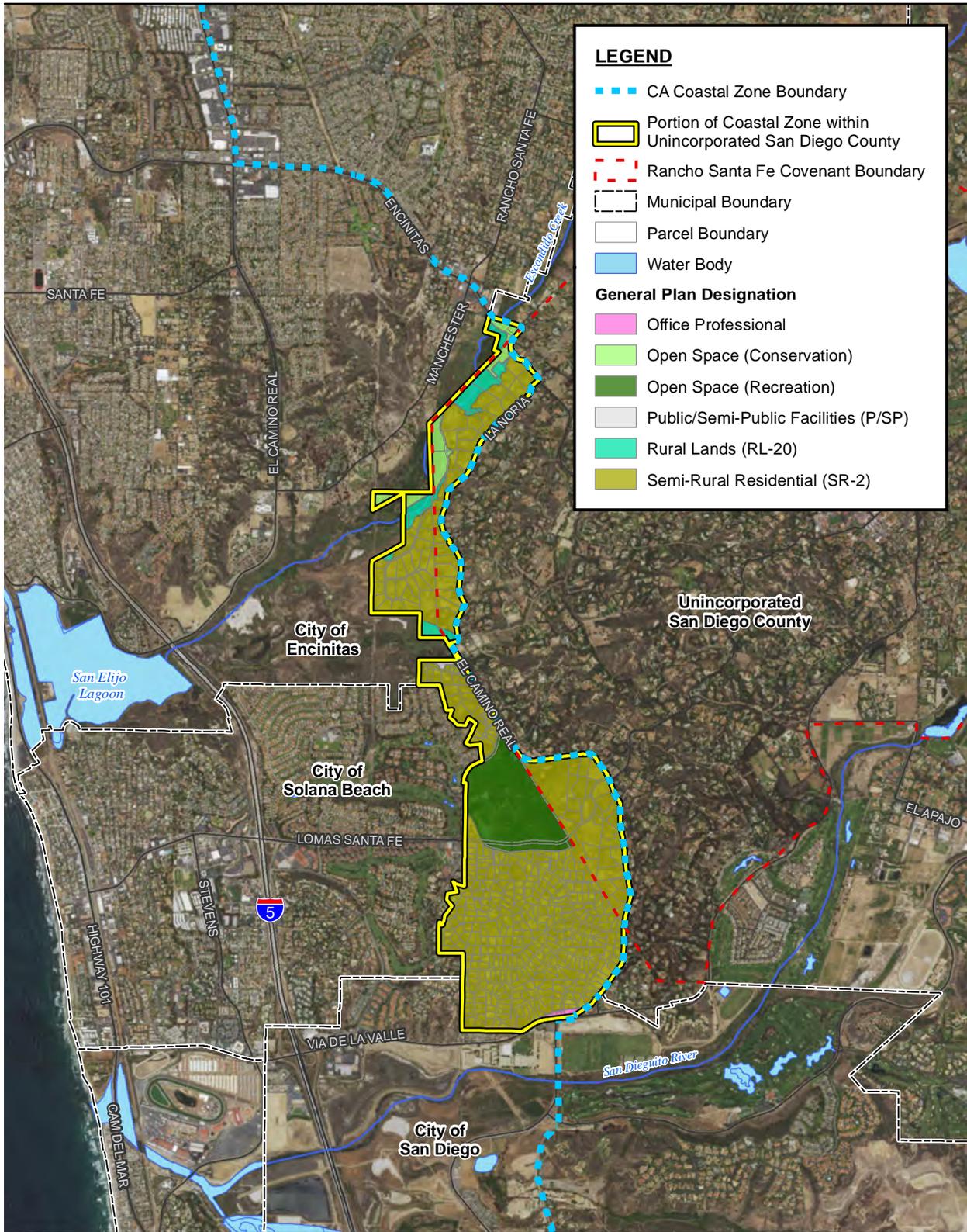
The General Plan, and associated community plans, guide land development throughout the County. However, in the Coastal Zone, the LCP takes precedence over these plans. Where the LCP contains specific provisions applicable to development, such LCP provisions govern development activities. Policies of the General Plan that are not addressed by the Coastal Act and the LCP (e.g., policies that address housing and noise) apply throughout the entire County, both within and outside the Coastal Zone. Compliance with the LCP does not preclude development projects from the requirement to meet applicable Federal, State, and local regulations. If a conflict arises, development must comply with the more restrictive policy or regulation.

The uncertified status of the County's 2011 LCP leaves property owners within the County's Coastal Zone to seek Coastal Permits through the California Coastal Commission (CCC) in addition to the County permit requirements and processes. As such, the County has undertaken an LCP update with the ultimate goal of receiving CCC certification and assuming responsibility for issuing Coastal Permits² within the County's Coastal Zone (San Diego County 2015). This LUP document updates and replaces the 2011 LUP of the County's LCP.

1.2 The California Coastal Act

In 1972, the United States Congress passed Title 16 United States Code [U.S.C.] 1451-1464, which established a federal coastal zone and management policy. Pursuant to that legislation, the Congress

² See Section 1.2.1 for more details on the County's Coastal Permit process.



Source: SanGIS 2016; NAIP 2014.

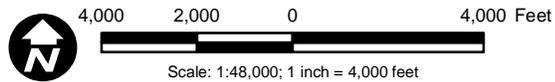
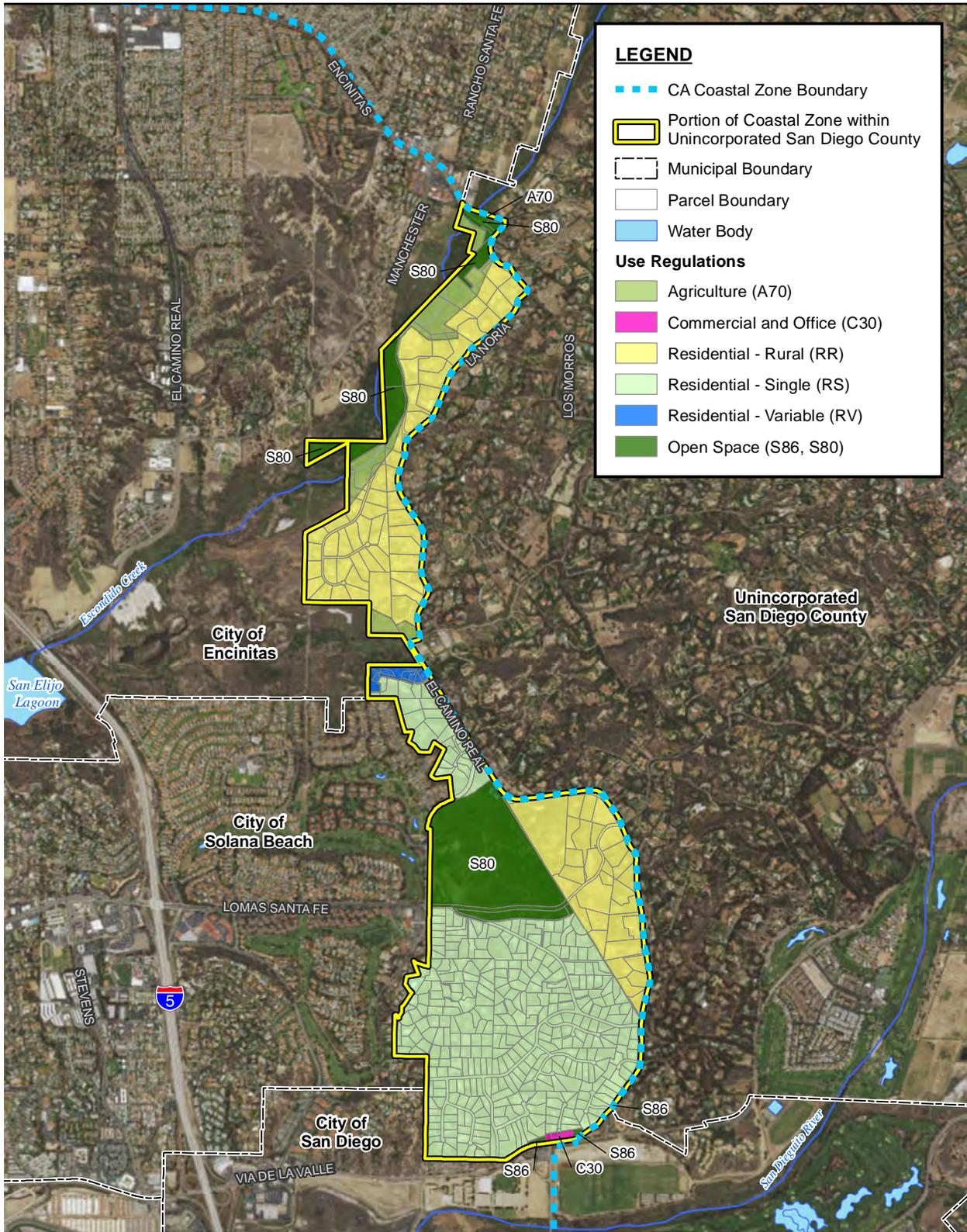


Figure 4
Land Use Designations



Source: SanGIS 2016; NAIP 2014.

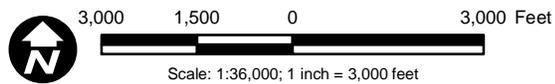


Figure 5
Use Regulations

declared a national interest in the effective management, beneficial use, protection, and development of the coastal zone in order to balance the nation's natural, environmental, and aesthetic resource needs with commercial-economic growth.

The Congress found and declared that it was national policy "to encourage and assist the states to exercise effectively their responsibilities in the coastal zone through the development and implementation of management programs to achieve wise use of the land and water resources of the coastal zone giving full consideration to ecological, cultural, historic, and aesthetic values as well as to the need for economic development" (16 U.S.C. 1452b). As a result of federal enactment, coastal states were provided a policy and source of funding for the implementation of federal goals.

The Coastal Act is the permanent enacting law approved by the state legislature as a result of federal legislation from 1972 (Title 16 U.S.C. 1451-1464). The Coastal Act provides for the transfer of permitting authority, with certain limitations reserved for the state, to local governments through adoption and certification of an LCP by the CCC.

The LCP is a comprehensive long-term planning blueprint prepared by the County as required by the Coastal Act. The Coastal Act is intended to ensure that coastal areas of California are developed in a manner that is responsive to public objectives. The Coastal Act establishes these public objectives as policies, which are incorporated into this LUP.

Section 30108.6 of the Coastal Act defines an LCP as containing the following components from a local government that, when taken together, meet the requirements of and implement the provisions of the Coastal Act at the local level:

- land use plans;
- zoning ordinances;
- zoning district maps; and
- within sensitive coastal resources areas, other implementing actions.

The review authority for new development within the unincorporated area of the County's Coastal Zone will transfer from the CCC to the County, with some exceptions in certain geographic areas, upon certification of the LCP (including the LUP and the IP). However, according to Section 30519 of the Coastal Act, the CCC will continue to retain original permit jurisdiction on submerged lands and public trust lands. In authorizing Coastal Permits following LCP certification, the County must make the finding that the development conforms to the certified LCP. Any amendments to the certified LCP will require review and approval by the CCC prior to becoming effective. Although an LCP is part of a coastal city or county's general plan, amendments to a local general plan for the purpose of developing a certified LCP do constitute an amendment to a general plan for purposes of Section 65358 of the Government Code.

In addition, certain types of development and development within certain geographic areas approved by the County after certification of the LCP are appealable to the CCC (PRC Section 30603) and include:

- developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance;
- developments approved by the local government not included in paragraph (1) that are located on tidelands, submerged lands, and public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff;
- developments approved by the local government not included with paragraph (1) or (2) that are located in a sensitive coastal resource area;
- any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500) and
- any development which constitutes a major public works project or a major energy facility.

The grounds for an appeal of an approval of a permit are limited to an allegation that the development does not conform to the standards set forth in the certified LCP or the public access policies of the Coastal Act, as stated in Section 30603 (b). Likewise, grounds for an appeal of a denial of a permit for developments noted in Section 30603 (a) paragraph 5 are limited to an allegation that the development conforms to the standards set forth in the certified LCP and the public access policies of the Coastal Act.

1.2.1 Coastal Permit

The primary tool for implementing the LCP is the Coastal Permit. Currently, the CCC issues Coastal Permits for projects occurring within the Coastal Zone. Upon certification of the LCP by the CCC and adoption by the County, the County will review project plans and issue Coastal Permits with the exception of projects occurring within CCC-retained jurisdiction. Coastal Permits include Coastal Administrative Permits and Coastal Development Permits and are described below.

County of San Diego Planning & Development Services (PDS) is responsible for implementing the LCP and for reviewing Coastal Permit applications. PDS assists property owners and developers to determine whether their proposed project requires a Coastal Permit, whether the Coastal Permit should be obtained from the County or the CCC, and whether other types of permits from the County may also be required. PDS will ensure that projects meet the intent of the Coastal Act and are able to make the required findings.

County Coastal Permit Process

For this LCP, "Coastal Permit" includes Coastal Administrative Permits (CAP) and Coastal Development Permits (CDPs) issued by the County. Both CAPs and CDPs are referred to as "Coastal Permits" hereafter in this document, with the exception of sections of the Coastal Act, or Coastal Act policies, which are included here verbatim. Persons wishing to undertake any development in the Coastal Zone shall obtain a Coastal Permit, either through a CAP or a CDP.

Coastal Administrative Permit: A type of Coastal Permit that: (1) as proposed is consistent with the LCP; (2) requires no discretionary approval other than a Site Plan Permit; (3) has no adverse effect either individually or cumulatively on coastal resources, including public access, (4) requires a public hearing only where one is requested; (5) may be granted in compliance with the California Coastal Act and the LCP, and (6) that authorizes development and a specific use of land on a specific site, subject to compliance with any conditions of approval imposed on the permit. The County CAP is a Site Plan Review Permit (STP).

Coastal Development Permit: A type of Coastal Permit that requires a public hearing that may be granted in compliance with the California Coastal Act and the LCP, and which authorizes development and a specific use of land on a specific site, subject to compliance with any conditions of approval imposed on the permit. The County CDP process is a Major Use Permit (MUP).

1.3 Local Coastal Planning History

The County initiated the development of an LCP following the approval of the Coastal Act. The LCP, inclusive of an LUP and an IP, was developed to implement the Coastal Act's statewide goals and policies at the local level.

The County's LUP and IP were approved in 1982 and 1985, respectively, by the CCC. The County deferred acceptance of the approved LCP due to the incorporation of the Cities of Solana Beach and Encinitas, which drastically reduced the size of the LCP area under County jurisdiction. Although the County adopted revised LUPs for the LCP in 1988 and 2011, these documents were not certified by the CCC.

Several efforts were made to revise the County's LCP over the past 30 years, although a comprehensive update was not undertaken to maintain the document's relevance under the Coastal Act and recent guidelines set forth by the CCC to address potential impacts from climate change and sea level rise (SLR).

1.4 General Goal and Objectives

The overarching goal of the County of San Diego is to protect and enhance the County's coastal environment, natural resources, and recreational values while providing superior customer service to residents and property owners. To achieve this important community goal, the County has identified specific objectives for the LCP update:

- develop a comprehensive LCP; and
- secure Coastal Commission certification.

1.5 LUP Approach

PDS recently received a grant from the CCC to update the existing LCP to be in conformance with the Coastal Act. Accordingly, the LCP is updated to reflect current circumstances and new scientific

information, including climate change and SLR. To support the LCP update, a report titled “Climate Change Vulnerability and Risk Assessment” (hereafter “LCP Update Report”), was produced that summarized existing data, identified SLR vulnerabilities and risks, and identified key issues for consideration in the LCP. The report is included as Appendix A. The contents of this report are consistent with the CCC’s Sea Level Rise Policy Guidance for California coastal communities (CCC 2015).

1.5.1 Climate Change Vulnerabilities and Risk Assessment

According to the CCC’s Sea Level Rise Policy Guidance (CCC 2015), to be consistent with the Coastal Act hazard avoidance and resource protection policies, it is critical that local governments with coastal resources at risk from SLR certify or update LCPs that provide a means to prepare for and mitigate these impacts. The CCC recommends the following six steps to address SLR as part of the development of an LCP.

1. Choose range of SLR projections relevant to LCP planning area
2. Identify potential SLR impacts in LCP planning area
3. Assess risks to coastal resources and development in planning area (i.e., identify problem areas)
4. Identify adaptation measures and LCP policy options
5. Draft updated or new LCP for certification with the CCC
6. Implement LCP and monitor and revise as needed

The LCP Update Report was prepared as part of the process to develop the LUP, which addressed Steps 1 through 3 above. This report is included as Appendix A.

1.6 LUP Organization

This section provides an overview of the organization of the LUP and briefly describes what each section contains.

The LUP consists of the following components as well as associated maps:

- Public Access and Recreation;
- Environmentally Sensitive Habitats;
- Water and Marine Resources;
- Agriculture;
- Scenic and Visual Resources;
- Planning, New Development, and Public Works;
- Coastal Hazards; and
- Cultural and Paleontological Resources.

Each policy section includes a series of policies for a number of subject areas related to the Coastal Act. Each policy section also includes LUP policies, which complement the Coastal Act policies and provide further protection of coastal resources. Some of the Land Use Plan policies have been adapted from existing County documents and/or ordinances, including the following:

- County of San Diego Community Trails Master Plan (CTMP) (County of San Diego 2005);
- County of San Diego Resource Protection Ordinance (RPO) (County of San Diego 2007)
- County of San Diego Multi-Jurisdictional Hazard Mitigation Plan (County of San Diego 2010);
- County of San Diego General Plan (County of San Diego 2011a);
- County of San Diego San Dieguito Land Use Plan (County of San Diego 2011b);
- County of San Diego Grading Ordinance (County of San Diego 2012)
- County of San Diego Consolidated Fire Code (County of San Diego 2014)
- County of San Diego Low Impact Development Handbook (County of San Diego 2014)
- County of San Diego San Dieguito Community Plan (County of San Diego 2014)
- County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County of San Diego 2016)
- County of San Diego Zoning Ordinance (County of San Diego 2016).
- County of San Diego Guidelines for Determining Significance (County of San Diego, various sections 2007-2015)

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2 Public Access and Recreation

2.1 Introduction

The San Dieguito Park constitutes the largest contiguous tract of recreational open space (125 acres) within the County's Coastal Zone. The park is located southeast of the San Elijo Lagoon Ecological Reserve, bounded by Highland Drive, Linea Del Cielo, and a northeastern sliver of El Camino Real. The day-use park offers diverse recreation opportunities such as picnic areas, a fully accessible baseball field, a basketball court, equestrian and multi-use trails, multi-purpose pavilions for events, a wedding gazebo, and playgrounds (San Diego County 2015b). Restrooms, drinking fountains, and parking are available. The park is a popular recreational destination, garnering approximately 95,000 visitors annually. Trails within the park connect to local and regional trail networks. The park serves as a publicly accessible open space within the County's Coastal Zone, which is otherwise surrounded by residential and private recreational areas.

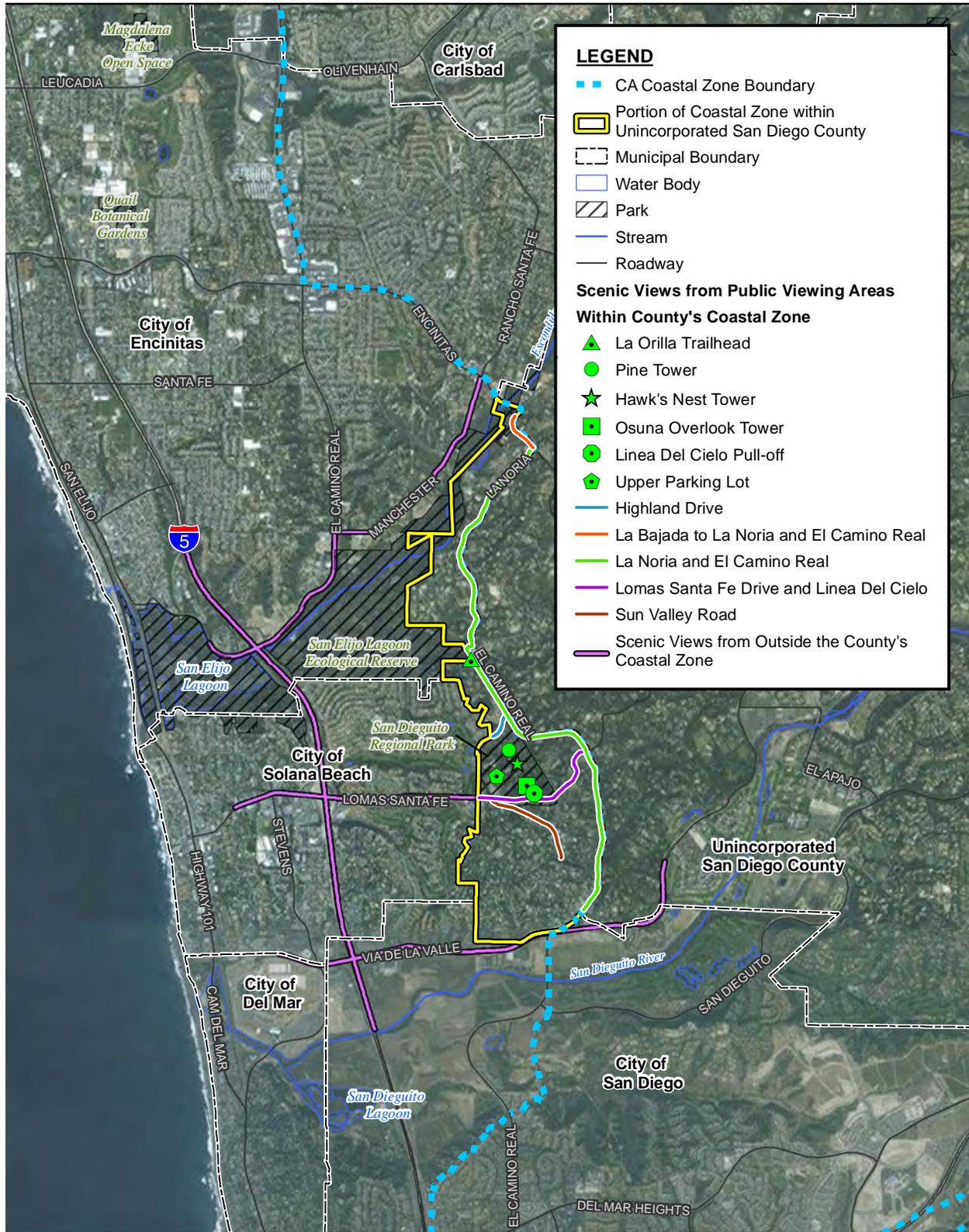
The County's Coastal Zone is within the San Dieguito Community Trails and Pathways Plan area of the San Diego County Community Trails Master Plan (2009). This plan notes that the popularity of hiking and horseback riding has increased significantly in recent years in this portion of the county. The San Dieguito community character is described as "clearly oriented toward a rural, estate residential life style." Horse ownership and various equestrian activities are an essential part of the San Dieguito community. The Community Trails Master Plan states that the qualities of the Plan Area indicate that a public investment in equestrian trails in San Dieguito is not only likely to be successful, but, in the long run, should be a vital, permanent part of the regional recreation system. (Community Trails Master Plan 2009)

The Mobility Element road network that provides primary access to recreational areas within the Coastal Zone consists primarily of two-lane light collector roads with approximately 12-foot wide travel lanes and narrow shoulders. The main roads are La Noria which turns into El Camino Real (north/south corridor), Via de la Valle (southern boundary), and Highland Drive (western boundary).

2.1.1 Regional Trail Networks

California Coastal Trail

The California Coastal Trail (CCT) was recognized as a statewide and national resource in 2000. The vision for the CCT is to provide public trail access along California's 1,100-mile-long coast as a continuous system that connects parks, beaches, bicycle routes, hostels, and other state and local trail networks (San Diego County, 2009). According to the Community Trails Master Plan (2009), San Diego County has 76 miles of the coastal trail, with the creation of trails in progress in North County and San Diego Bay. Access to the CCT from the County's Coastal Zone is possible starting from the La Orilla Trailhead (16398 El Camino Real in Rancho Santa Fe; identified in Figure 6, Publicly Accessible Vantage Points), trekking through the southern portion of San Elijo Lagoon (Figure 7, Regional Trail Network and Points of Interest).



Source: SanGIS 2016; NAIP 2014.

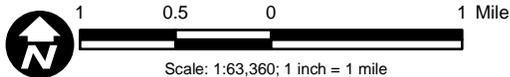


Figure 6
Public Viewing Areas

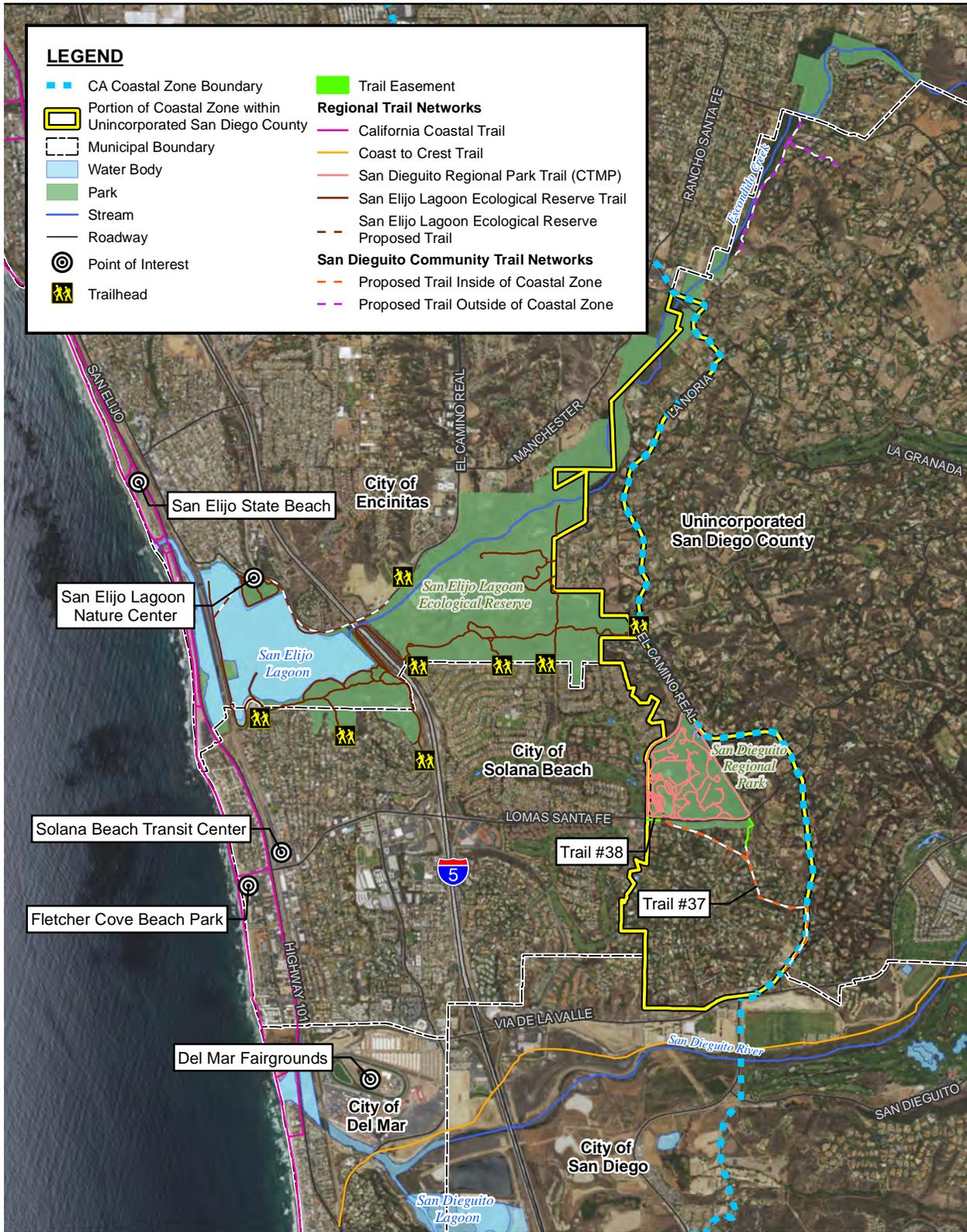


Figure 7
Regional Trail Networks
and Points of Interest

Coast to Crest Trail

The Coast to Crest Trail , also called the San Dieguito River Park Trail, is located within the San Dieguito Lagoon and covers a distance of approximately 55 miles, extending from the beaches at Del Mar to the San Dieguito River's source at Volcan Mountain (north of Julian), and does not enter the County's Coastal Zone. The ultimate goal for this Coast to Crest Trail is to create a multi-use trail system for hikers, bicyclists, and horseback riders, though trail segments are still in progress. This trail is connected to the CCT, southwest of the Del Mar Fairgrounds. The Coast to Crest Trail runs south of Via de la Valle, and there are no trail connections or access points to the Coast to Crest Trail from the County's Coastal Zone.

San Elijo Lagoon Ecological Reserve: The San Elijo Lagoon Ecological Reserve contains approximately 7 miles of hiking and multi-use trails, which allow for use by pedestrians, equestrians, and mountain bikers. While the lagoon trail network has multiple trailheads along the southern boundary of the San Elijo Lagoon Ecological Reserve (Figure 7), La Orilla Trailhead (Figure 6) is the only publicly accessible trailhead within the County's Coastal Zone. The La Orilla Trailhead is located on El Camino Real in the central portion of the County Coastal Zone. This trailhead includes approximately ten off-street, unpaved parking spots and no restrooms or other developed facilities.

There are no developed facilities that service the southern trails that run through the San Elijo Lagoon Ecological. Restrooms and water are available at the Nature Center, located on the north side of the lagoon (2710 Manchester Avenue). Designed and constructed with the implementation of "green" building concepts, the Nature Center also contains interactive exhibits about the history and development of, and flora and fauna found in, the Ecological Reserve. The Nature Center provides regional value as an educational resource and serves as a rentable venue for meetings and events (San Diego County 2016b). The Nature Center is outside of the County's Coastal Zone, but is accessible from the La Orilla Trailhead via the trail network within the San Elijo Lagoon Ecological Reserve.

2.1.2 Public Access Points

The majority of publicly accessible trails within the County's Coastal Zone are located within the San Dieguito Park. Points of interest near the shoreline between the cities of Encinitas and Del Mar are identified on Figure 7, though these points are not located within the County's Coastal Zone. These points of interest are not directly accessible via trails from the County's Coastal Zone from the La Orilla Trailhead. Access to these points of interests is most convenient via Manchester Avenue (northern end of County's Coastal Zone), Lomas Santa Fe (central portion of County's Coastal Zone along southern boundary of the Park), and Via de la Valle (south of County's Coastal Zone).

Public access points to coastal resources are limited in the County's Coastal Zone. Based on existing conditions, establishing more public access points within the County's Coastal Zone may be constrained by the surrounding residential communities. There may be some potential for additional public access in the northern region of the County's Coastal Zone, adjacent to San Elijo Lagoon Ecological Reserve, where several areas have land uses and zoning designations for open space or preserves.

2.1.3 Community Trails Master Plan

The Community Trails Master Plan (CTMP) has established two forms of non-motorized facilities called “Trails” and “Pathways” that provide passive recreational and alternative modes of transportation. “Trails” are typically separate from vehicular roads that are primarily recreational in nature but also can serve as an alternative mode of transportation. “Pathways” are a non-motorized transportation facility located within a parkway or road right-of-way. A riding and hiking trail located in the road right-of-way is considered a pathway. “Pathways” are soft-surfaced facilities intended to serve both circulation and recreation purposes. Pathways help make critical connections and are an integral part of a functional trail system. They are soft-surface facilities for single or multiple uses by pedestrians, equestrians, and mountain bicyclists. (CTMP 2009)

One “Trail” and one “Pathway” are proposed within the County’s Coastal Zone, noted in the CTMP (CTMP Table 5) and shown on Figure 7 south of the Park:

- Trail #37: El Camino Real / Sun Valley Road Pathway (estimated length of 1.28 miles), which would connect the San Diego Park Loop Trail to the border with the City of San Diego; and
- Trail #38: Sun Valley / Lomas Santa Fe Connector Trail (estimated length of 0.05 mile), which would connect a trail easement to Trail #37.

There also are two existing trail easements noted on the San Dieguito Community Trails and Pathways Plan map (2009)

- The segment of Lomas Santa Fe Drive (as it turns into Linea Del Cielo) between Sun Valley Road and Highland Drive (estimated length of 500 feet); and
- A north-south pathway between private residences, starting from Linea Del Cielo near La Floresta and ending at Echo Hill Lane (estimated length of 900 feet), which appears to connect to proposed Trail #38.

The CTMP includes a Trails Management Program that provides guidance for management, maintenance, and operations.

2.2 Coastal Act Policies

This section incorporates the principal Coastal Act policies relevant to public access.

Section 30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse. (Amended by Ch. 1075, Stats. 1978.)

Section 30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212

- (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated access way shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the access way.
- (b) For purposes of this section, "new development" does not include:
- (1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.
 - (2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.
 - (3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.
 - (4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not a seaward of the location of the former structure.
 - (5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach.
- As used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure.
- (c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution. (Amended by: Ch. 1075, Stats. 1978; Ch. 919, Stats. 1979; Ch. 744, Stats. 1983.)

Section 30212.5

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Section 30213

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30214

- (a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:
- (1) Topographic and geologic site characteristics.
 - (2) The capacity of the site to sustain use and at what level of intensity.
 - (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.
 - (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.
- (b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.
- (c) In carrying out the public access policies of this article, the commission and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs. (Amended by: Ch. 919, Stats. 1979; Ch. 285, Stats. 1991.)

Section 30221

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Section 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Section 30252

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30253

New development shall do all of the following: (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

Section 30254

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

Section 30604(c)

Every coastal permit issued for any development between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone shall include a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3 (commencing with Section 30200).

2.3 Land Use Plan Policies

This section provides land use policies relevant to the provision of public access and recreation.

2.3.1 Open Recreational Space and Access

Policy 2.1

The County will continue to actively protect and defend the public's constitutionally guaranteed right of physical access to the shoreline.

Policy 2.2

Projects with open space shall design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities. Require adjacent residential development to locate their peripheral open space areas next to each other in order to maximize the beneficial effect provided by such a use. (San Dieguito CP, pg. 75)

Policy 2.3

Open space associated with future development intended to be preserved in perpetuity shall either be:

- (1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or
- (2) Transferred into public ownership of an agency that manages preserved open space.

The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.

Policy 2.4

Enhance health and safety and conserve natural resources through the preservation of open space.

Policy 2.5

Provide recreational opportunities through the preservation of open space.

Policy 2.6

Preserve publicly and privately owned open space easements.

Policy 2.7

New facilities in or adjacent to protected open space areas shall be limited to only those improvements that provide or enhance public access or recreation activities. Accessibility improvements may be permitted when sited and designed to minimize adverse impacts to public access, visual resources, Environmentally Sensitive Habitat Area (ESHA), and marine resources. Any permitted structures shall be the alternative with the least impact on coastal resources, access and recreation, the minimum size necessary, and shall provide any necessary mitigation.

Policy 2.8

The County shall not close, abandon, or render unusable by the public any existing access-ways which the County owns, operates, maintains, or is otherwise responsible for without first obtaining a site development permit unless it is determined to be necessary on a temporary basis for public safety. Any access-ways which the County or any other managing agency or organization determines cannot be maintained or operated in a condition suitable for public use shall be offered to another public agency or qualified private association that agrees to open and maintain the access-way for public use.

Policy 2.9

Recreation and access opportunities at existing public parks shall be protected, and where feasible, enhanced as an important coastal resource. Public parks should maintain lower-cost parking fees (if any), and maximize hours of use to the extent feasible, in order to maximize public access and recreation opportunities.

Policy 2.10

Public access-ways and trails to the shoreline and public parklands shall be a permitted use in all land use and zoning designations. Where there is a future offer to dedicate, easement, or deed restriction for lateral, vertical or trail access or related support facilities e.g. parking, the County shall encourage the construction of necessary access improvements to allow the access-ways to be opened and operated for its intended public use.

Policy 2.11

Changes to existing public access ways required as part of an existing Coastal Permit shall not allow a reduction in access. Any such changes to public access would be required to be reviewed through a Coastal Permit amendment process.

Policy 2.12

New subdivisions shall not include gates, guardhouses, or other features that would limit existing public access points.

Policy 2.13

Public parking shall not be discouraged through the use of unauthorized "no parking" signs placed on public or private property.

Policy 2.14

Maintain public access to key points of interest in and adjacent to the coastal zone through La Orilla Trailhead, the San Dieguito Park, Manchester Avenue, and Lomas Santa Fe.

Policy 2.15

Explore opportunities for new points of land and water access adjacent to San Elijo Lagoon Ecological Reserve, where several parcels containing land use and zoning designations for open space or preserve currently exist.

2.3.2 Alternative Modes of Travel for Coastal Recreation

Policy 2.16

The County shall undertake planning efforts that promote infill and redevelopment of uses that accommodate walking and biking within communities.

Policy 2.17

The County will support increased public transportation service and funding in relation to the County's Coastal Zone within the unincorporated County boundary.

Policy 2.18

The County shall provide a range of trail lengths and types, including long distance trails, short distance trails, and loop experiences. Where possible, trails should provide coastal access and connect with other public trail systems, such as the California Coastal Trail, points of interest or transit facilities.

Policy 2.19

A network of multi-use trails shall be located along natural scenic areas, (e.g. Escondido Creek and San Elijo Lagoon) where possible. Trails shall be continuous and shall connect into existing and proposed adjacent trails, such as the California Coastal Trail, in the surrounding area.

Policy 2.20

Safely separate pedestrian, bicycle and vehicular traffic when these modes share rights-of-way, as feasible.

Policy 2.21

Establish and maintain a separate system of hiking trails, bicycle paths and equestrian trails from which motorized vehicles will be banned.

Policy 2.22

The County will support the development of additional bicycle facilities in the County's Coastal Zone, with the construction of bicycle routes on El Camino Real from the San Diego City Boundary to Linea Del Cielo, and on Linea Del Cielo Drive from San Valley Road to El Camino Real.

Policy 2.23

Provide a network of trails for horseback riding, biking, and hiking; and minimize the cost of the trail system by utilizing floodplains, existing trails, public lands and major utility rights-of-way.

Policy 2.24

When locating specific trail segments, locations that avoid significant impacts to sensitive environmental resources shall be prioritized.

Policy 2.25

The County shall identify trail routes that enhance public access and connectivity while recognizing the concerns of private property owners, safety requirements, and land use concerns and environmental protection goals.

2.3.3 Active Transportation Priorities

Policy 2.26

The provision of bicycle and other Complete Streets improvements on County Mobility Element roads within the Coastal Zone shall be maximized to provide a safe and continuous bicycle and pedestrian network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.

Policy 2.27

The County shall promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location.

Policy 2.28

Provide and expand the variety of trail experiences that provide recreational opportunities, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.

Policy 2.29

Trail opportunities shall be promoted by obtaining easements, dedications, license agreements, or joint-use agreements from other government agencies and public and semi-public agencies.

Policy 2.30

Specific trail segments shall be sited, designed, and maintained to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands.

Within the Draft North County Multiple Species Conservation Plan (MSCP) preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.

Policy 2.31

Trail route design shall meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.

Policy 2.32

Manage, operate and maintain trails so that proper use is encouraged, and user safety, resource conditions, the environment, and adjacent land uses are not compromised. Public access to natural and cultural (where allowed) resources shall be provided through effective planning that conserves the County's native wildlife, enhances and restores a continuous network of connected habitat and protects water and cultural resources.

2.3.4 Recreational Facilities and Lodging

Policy 2.33

The County shall provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.

Policy 2.34

Park design shall reflect community character and identity, incorporate local natural and cultural landscapes and features, and consider the surrounding land uses and urban form and cultural and historic resources.

Policy 2.35

Public parks shall be connected to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.

Policy 2.36

The County shall provide local park facilities that are appropriate for the individual neighborhoods and communities in which they are located. The development of public recreation facilities shall be encouraged throughout the County's Coastal Zone.

Policy 2.37

Retention of existing, lower cost visitor serving and recreation facilities, including overnight accommodations, shall be encouraged and lower cost overnight accommodations shall be protected.

Policy 2.38

County Department of Public Works is responsible for maintenance of designated pathways within County right-of-way. Maintenance guidelines shall include:

- Keeping the pathway free of weeds, brush, rocks, or other obstructions.
- Trimming trees and other vegetation to maintain a minimum vertical (overhead) clearance in accordance with County policy and standards.
- Repairing erosion in a timely manner by grading, placement of new base material, or installing engineered drainage controls.
- Ensuring driveway approaches crossing designated pathways have a natural or rough surface; and enforcing the removal of non-permitted polished or slick surfaces.

Policy 2.39

Trails will be maintained at or near original or intended standards. This includes numerous efforts ranging from mowing and brush removal to replacement of damaged signs to reconstruction of the trail.

Policy 2.40

For any new development adjacent to, or within 100 feet of a public park, beach, trail, or recreation area, notice of proposed developments shall be provided, as applicable, to the San Elijo Lagoon Conservancy and the California Department of Parks and Recreation for their review with regard to

potential impacts to public access, recreation, environmentally sensitive habitat and any other sensitive environmental resources.

Policy 2.41

The County shall coordinate with the California Department of Parks and Recreation, the San Elijo Lagoon Conservancy, and Caltrans to provide a comprehensive signage program to identify public parks, trails and accessways.

Policy 2.42

New development shall provide off-street parking sufficient to serve the approved use in order to minimize impacts to public street parking available for coastal access and recreation.

Policy 2.43

The implementation of restrictions on public parking, which would impede or restrict public access to beaches, trails or parklands, (including, but not limited to, the posting of “no parking” signs, red curbing, physical barriers, imposition of maximum parking time periods, and preferential parking programs) shall be prohibited except where such restrictions are needed to protect a documented threat to public safety and where no other feasible alternative exists to provide public safety. Where feasible, an equivalent number of public parking spaces should be provided nearby as mitigation for impacts to coastal access and recreation.

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3 Environmentally Sensitive Habitats

3.1 Introduction

The Coastal Act sets high standards for the protection of environmentally sensitive habitat areas (ESHA), including various types of wetlands, riparian areas, native coastal grasslands, and woodlands, and other natural resources in the coastal zone.

3.1.1 Biological Resources Overview

The following is summarized from the Biological Resources Summary Memorandum prepared for the County (AECOM 2016).

Historical Records of Natural Resources within the County's Coastal Zone

The following resources were reviewed to determine what historically recorded natural resources occur, or have the potential to occur, within the County's Coastal Zone. Select information pertaining to both common and special-status resources in the County's Coastal Zone was reviewed for the update of the LCP. The following sources were consulted to obtain public information relevant to the County's Coastal Zone:

- U.S. Fish and Wildlife Service (USFWS) regional species database (USFWS 2015);
- County of San Diego SanGIS Geographic Information System (GIS) Data for Species (SanGIS 2016);
- County of San Diego SanGIS Data for Vegetation Communities (SanGIS 2006 and 2012);
- San Diego Bird Atlas (Unitt 2005);
- California Natural Diversity Data Base (CNDDDB) (California Department of Fish and Wildlife [CDFW] 2016a);
- California Native Plant Society (CNPS) Electronic Inventory (CNPS 2016); and
- San Dieguito Community Plan - Escondido Creek Resource Conservation Area (RCA) Rare Species List (County of San Diego 2014).

For the CNDDDB and CNPS database queries, special-status species records within the Del Mar, Encinitas, and Rancho Santa Fe United States Geological Survey (USGS) 7.5-minute topographic quadrangles were searched. These three quadrangles were included in the search because they contain the portion of the County's Coastal Zone that encompasses and surrounds the LCP area. The traditional nine-quadrangle search could not be implemented because of the County Coastal Zone's proximity to the Pacific Ocean.

Biological resources were considered special status if they met at least one of the following criteria:

- Listed or proposed for listing (including candidate species³) under the federal Endangered Species Act (ESA) and California Endangered Species Act (CESA);
- CDFW Species of Special Concern;
- CDFW Watch List Species;
- CDFW Fully Protected species;
- Listed by CNPS as California Rare Plant Ranks (CRPR) 1A (presumed extinct in California and rare/extinct elsewhere); 1B (rare, threatened, and endangered in California and elsewhere); 2A (presumed extinct in California, but more common elsewhere); or 2B (rare, threatened, or endangered in California, but more common elsewhere) (CNPS 2016). All plants constituting CRPR 1A, 1B, 2A, and 2B meet the definitions of Sections 2062 and 2067 (CESA) of the California Fish and Game Code (CNPS 2016);
- Some, but not all, CRPR 3 and 4 species. Some plants constituting CRPR 1A, 1B, 2A, and 2B meet the definitions of Sections 2062 and 2067 (CESA) of the California Fish and Game Code (CNPS 2016). CRPR 3 plants are those for which more information is needed (a review list), and CRPR 4 plants are those of limited distribution (watch list) (CNPS 2016);
- Species covered by the San Diego County MSCP (SanGIS 2016); and/or
- Rare Terrestrial Natural Communities as described in the CDFW Natural Communities List (CDFW 2010), which is based on *A Manual of California Vegetation, Second Addition* (Sawyer et al. 2009)

Vegetation Communities and Other Land Cover Types

Vegetation communities and other land cover types within the LCP area were assessed using the aforementioned San Diego County SanGIS vegetation community databases (SanGIS 2006 and 2012). The most recent vegetation data (2012) were used to map and characterize the communities and land cover types, while the 2006 data were used to fill gaps in the 2012 data. Nomenclature in the SanGIS data follows *Draft Vegetation Communities of San Diego County* (Oberbauer et al. 2008). The LUP did not include ground-truthing the location and extent of the vegetation communities mapped in the SanGIS database.

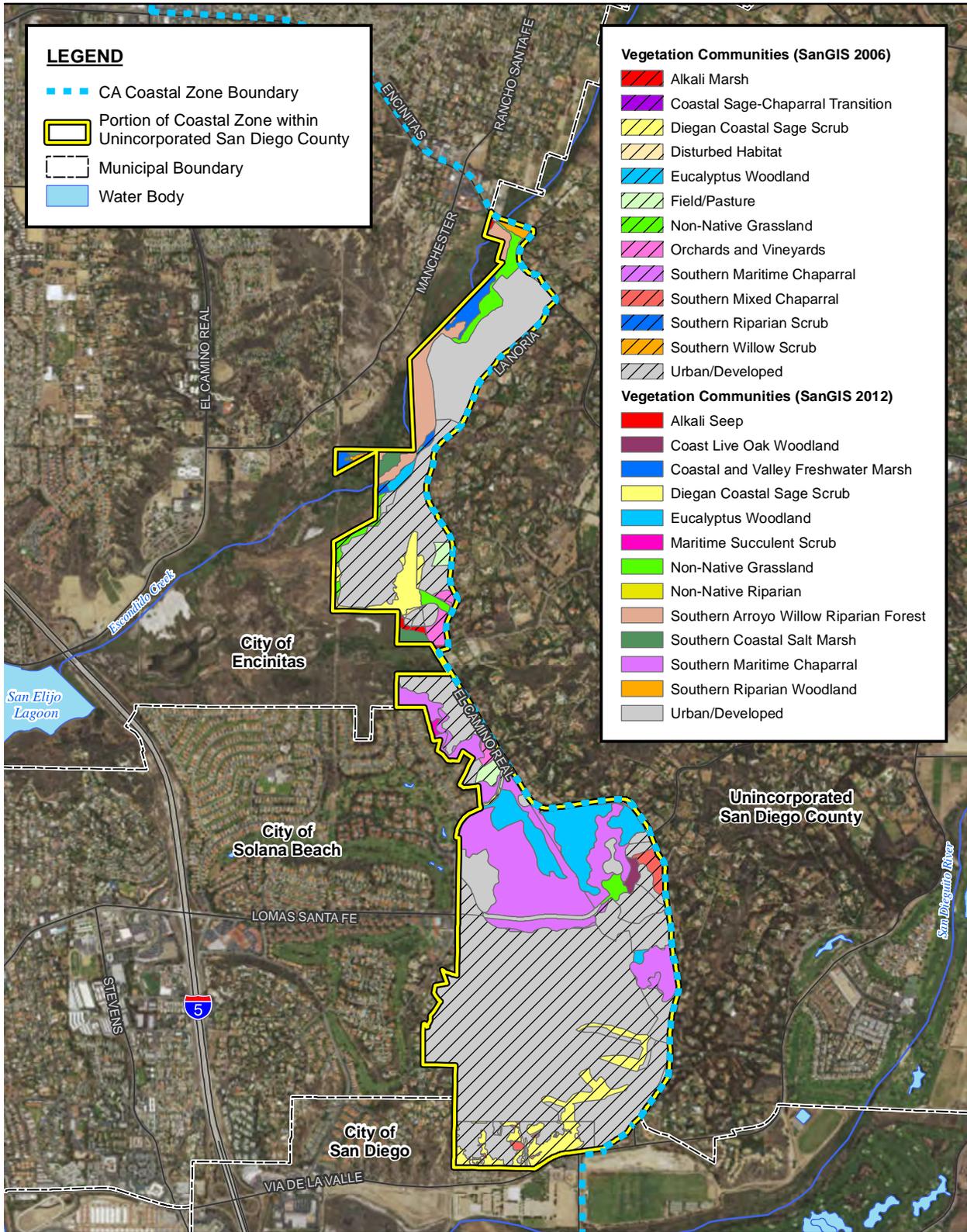
Roughly 21 vegetation communities and other land cover types are estimated to occur within the County's Coastal Zone based on literature and database review. Table 1 includes the acreages for each vegetation community or land cover type within the County's Coastal Zone, as illustrated in Figure 8, Vegetation Communities and Other Cover Types.

³ Candidate species are those petitioned species that are actively being considered for listing under the federal ESA, as well as those species for which the USFWS has initiated an ESA status review, as announced in the Federal Register. Proposed species are those candidate species that warrant listing as determined by USFWS and have been officially proposed for listing in the Federal Register. Under the California Endangered Species Act, candidate species are those species currently petitioned for state-listing status.

Table 1. Vegetation Communities and Other Land Cover Type Acreages in the County's Coastal Zone

Vegetation Community/Land Cover Type	Acreage
Marsh/Wetland/Riparian	
Alkali Marsh*	2.5
Alkali Seep*	0.6
Coastal Valley Freshwater Marsh*	11.0
Non-Native Riparian*	0.8
Southern Arroyo-Willow Riparian Forest*	31.5
Southern Coastal Salt Marsh*	9.3
Southern Riparian Scrub*	2.6
Southern Riparian Woodland*	4.0
Southern Willow Scrub*	0.04
Uplands	
Coastal Sage-Chaparral Transition*	0.8
Coast Live Oak Woodland*	3.1
Diegan Coastal Sage Scrub*	61.7
Disturbed Diegan Coastal Sage Scrub*	0.5
Eucalyptus Woodland	57.8
Maritime Succulent Scrub*	1.2
Non-Native Grassland*	25.3
Southern Maritime Chaparral*	141.7
Southern Mixed Chaparral*	8.9
Other Land Cover Types	
Field/Pasture	8.8
Orchards and Vineyards	10.1
Urban/Developed	677.2
TOTAL	1,059.4

*Considered an ESHA based on the preliminary analysis described in this chapter.
Please see Section 2.3 for a full discussion of ESHA delineation.



Source: SanGIS 2016; NAIP 2014.

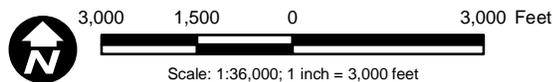


Figure 8
Vegetation Communities and Other Cover Types

Rare Terrestrial Natural Communities

Rare Terrestrial Natural Communities were considered special-status if they were listed and described in the CDFW Natural Communities List (CDFW 2010), which is based on *A Manual of California Vegetation, Second Addition* (Sawyer *et al.* 2009). The CNDDDB was not used to determine the location of historically occurring sensitive vegetation communities, as the CDFW List of Natural Communities replaced all other lists of terrestrial natural communities and vegetation types developed for the CNDDDB (CDFW 2016b). Instead, the SanGIS vegetation communities (Oberbauer *et al.* 2008) mapped in Figure 8 and listed in Table 1 were used to determine the location of Rare Terrestrial Natural Communities by creating a crosswalk between the SanGIS (Oberbauer *et al.* 2008) and the CDFW (Sawyer *et al.* 2009) classification systems. Table 2 is included in Section 3.1.3 – *Rare Terrestrial Natural Communities and Wetlands*, along with a list of the Rare Terrestrial Natural Communities found within the LCP area.

Special-Status Species

Based on a desktop analysis of the resources listed in Section 3.1.1, 71 special-status wildlife species and 107 special-status plants have been historically recorded within the three-quadrangles that overlap the County's Coastal Zone (Encinitas, Del Mar, and Rancho Santa Fe) and, therefore, may have some potential to occur within the LCP area based on the presence of suitable habitat. Each species, along with their listing status and habitat requirements, are included in Appendix B. Focused surveys and detailed vegetation mapping are required on a project-by-project basis to determine the presence, absence or potential for a species to occur within the County's Coastal Zone.

Figure 9, Historical Special-Status Species Records, illustrates the locations of special-status species found in the vicinity of the County's Coastal Zone according to the GIS databases that were queried during the literature search. These include the SanBIOS (SanGIS 2016), San Diego Bird Atlas (Unitt 2005), and USFWS GIS (USFWS 2015) databases. It is noted that, although the GIS database search area included three USGS topographic quadrangles, Figure 9 was scaled down to give a regional context that includes the significant ecological landmarks or wildlife refuges around the LCP area. These are Escondido Creek, San Elijo Ecological Reserve, San Elijo Lagoon, the Park, San Dieguito Reservoir, and San Dieguito Lagoon.

Multiple Species Conservation Program

It should be noted that the County is currently working on the MSCP North County Plan. The County's Coastal Zone is located within the boundaries of the North County Plan. Thus, additional biology policies may apply to the County's Coastal Zone once the North County Plan is finalized. In order for these policies to be included in the County's LCP, a future LCP amendment will be required.

Steep Slopes

Coastal mixed chaparral and coastal sage scrub thrive on hilly terrain and steep slopes within the County's Coastal Zone (County of San Diego 2014). Steep slopes, as defined in County Zoning Ordinance 5957(a), are natural slopes of 25% grade or greater and occur throughout the County Coastal Zone, as shown on Figure 10, Steep Slopes. Improper management of steep slopes can degrade these habitats, contribute to erosion issues, and potentially exacerbate coastal hazards, such as hillside-related geologic hazards. Policies to protect steep slopes have been included in Section 3.3.

3.1.2 Natural Resource Definitions

Environmentally Sensitive Habitat Areas

Coastal Act Section 30107.5 Definition of Environmentally Sensitive [Habitat] Areas

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development.

Section 30240(a) of the Coastal Act restricts development within ESHA to only those uses that are dependent on the resource and requires that ESHA be protected against significant disruption of habitat values. It also requires that areas adjacent to ESHA and parks and recreation areas be sited and designed to prevent degradation of those areas and to be compatible with the continuance of those habitat and recreation areas. Pursuant to Section 30107.5, in order to determine whether an area constitutes an ESHA, and is therefore subject to the protections of Section 30240, the CCC has asked if either of the following conditions have been met: 1) There are rare species or habitat in the subject area; 2) There are especially valuable species or habitat in the area, which is determined based on: a) whether any species or habitat that is present has a special nature, OR b) whether any species or habitat that is present has a special role in the ecosystem. When the CCC has found that either of these two conditions is met, it has assessed whether the habitat or species meeting these conditions is easily disturbed or degraded by human activities and developments. If they are, the CCC has found the area to be an ESHA. It should be noted that disturbed or degraded habitats may constitute ESHA if the habitat meets the criteria for an ESHA designation.

Wetlands

Wetlands provide many benefits such as fish and wildlife habitats, natural water quality improvement, flood storage, shoreline erosion protection, opportunities for recreation and aesthetic appreciation, and natural products for our use at little or no cost. Protecting wetlands can, in turn, protect our health and safety by reducing flood damage and preserving water quality. Wetlands are among the most productive ecosystems in the world. They also are a source of substantial biodiversity in supporting numerous species from all of the major groups of organisms – from microbes to mammals.

Within the vicinity of the County's Coastal Zone, wetlands occur primarily along Escondido Creek, San Elijo Lagoon, and along a few urban drainages in the City. Jurisdictional areas include wetlands and non-wetland waters (e.g., reservoirs, lagoons, and streams) subject to California Fish and Game Code Section 1600 et seq. and Section 404 of the federal Clean Water Act. Table 1 provides a list of the wetland communities and the approximate acreages that occur within the County's Coastal Zone; each is briefly described below.

As shown on Figure 8, approximately 2.5 acres of Alkali Marsh are located at the toe of a slope near the intersection of El Camino Real and La Orilla. Along Escondido Creek, wetland areas include approximately 2.5 acres of Southern Riparian Scrub; several small, scattered patches of Southern Willow

Scrub totaling around 0.04 acre; two patches of Coastal and Valley Freshwater Marsh, comprising 11 acres; approximately 0.6 acres.

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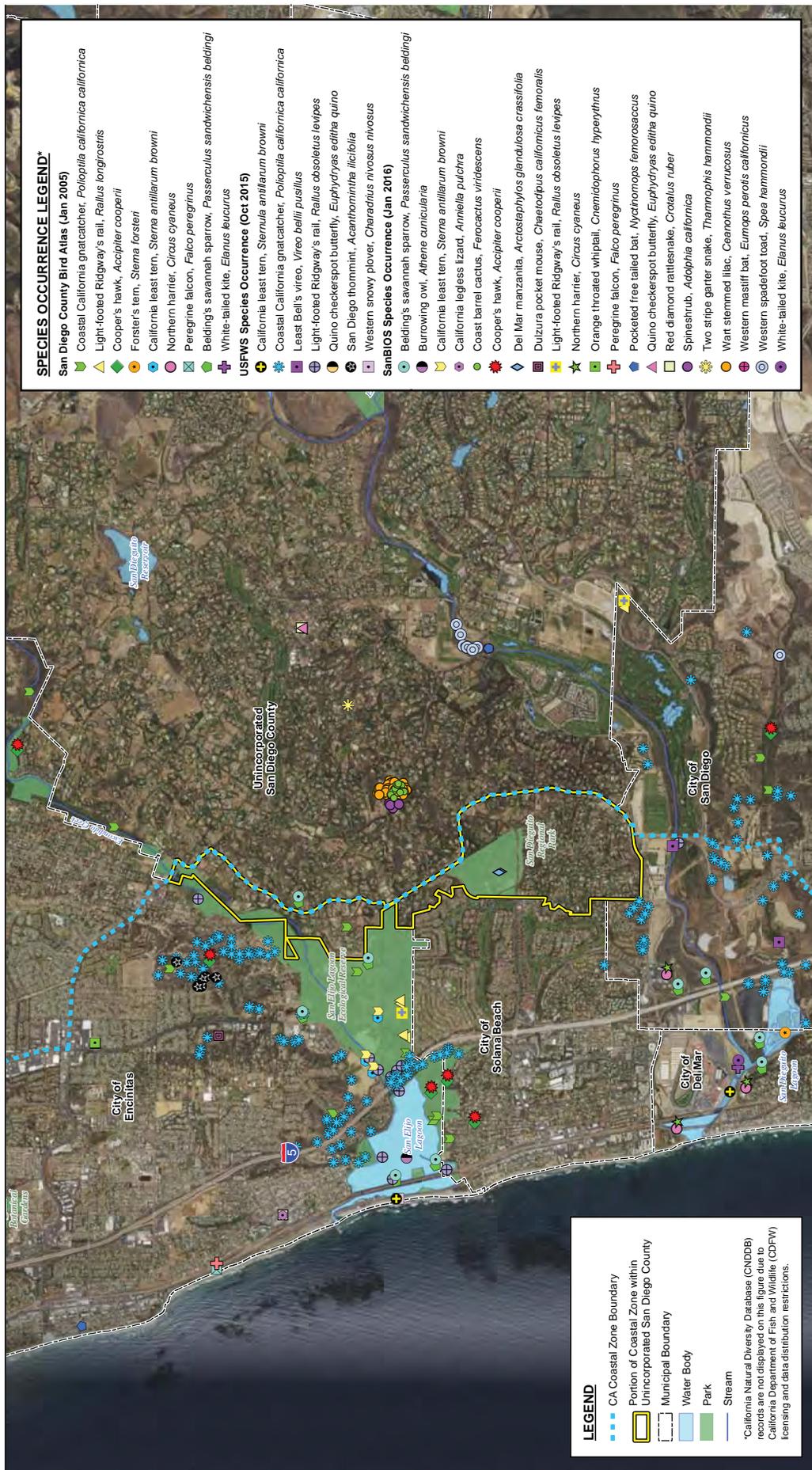


Figure 9
Historical Special-Status Species Records

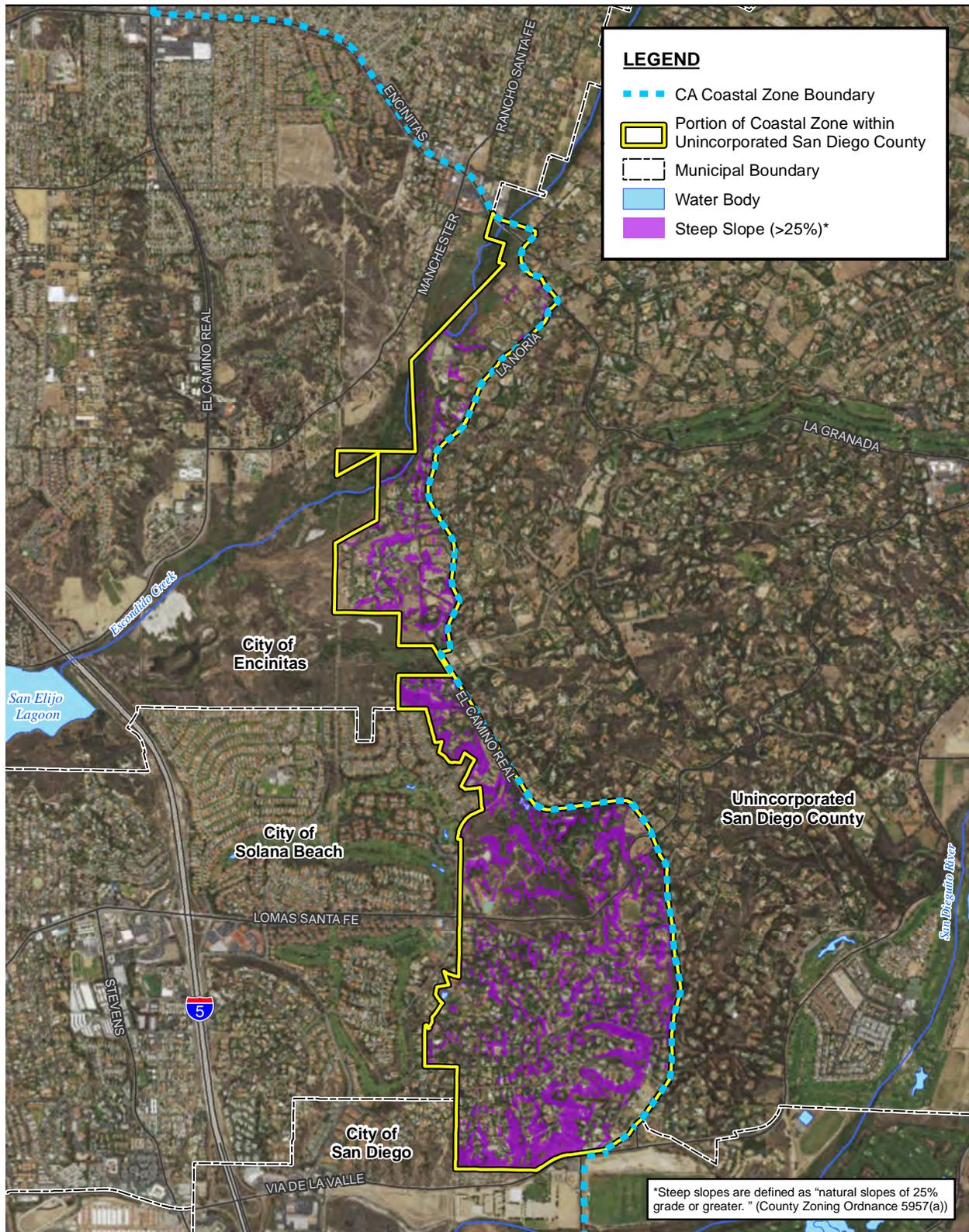


Figure 10
Steep Slopes

of Alkali Seep located near the northern tip of the County's Coastal Zone; 31.5 acres of Southern Arroyo Willow Riparian Forest; three patches of Southern Coastal Salt Marsh, comprising 9.3 acres; and three patches of Southern Riparian Woodland totaling four acres.

Coastal Act Section 30121 Definition of Wetland

"Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

CCR Section 13577(b) (in part)

Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate.

Based on these definitions, to be classified as a wetland under the Coastal Act, areas need to display one of the three wetland parameters typically used to define wetland areas, unlike the U.S. Army Corps of Engineers, which uses a three-parameter definition under its federal authority. The presence of the hydrology parameter raises additional criteria that must be met for a land area to be classified as a wetland, as described above in CCR Section 15677(b).

The Coastal Act definition of wetland (§ 30121) does not distinguish between wetlands according to their quality. Thus, under the Coastal Act, poorly functioning or degraded areas that meet the definition of wetlands are subject to wetland protection policies. To ensure consistency with the Coastal Act, therefore, the condition of the wetland would not affect its regulatory status as a defined wetland under the LCP.

3.1.3 Identification of ESHAs

Per the natural resource definitions described in Section 3.1.1, a preliminary identification of ESHAs within the County's Coastal Zone was based on the presence of one or more of the following parameters:

- Vegetation community mapped within the County's Coastal Zone by the County of San Diego SanGIS database (SanGIS 2006 and 2012) is considered a Rare Natural Terrestrial Community by CDFW (CDFW 2010);
- Vegetation community mapped within the County's Coastal Zone by the County of San Diego SanGIS database (SanGIS 2006 and 2012) qualifies as a wetland under the definition provided in Section 3.1.2;

- Vegetation community mapped within the County's Coastal Zone by the County of San Diego SanGIS database (SanGIS 2006 and 2012) has the potential to support one or more special-status species based on records yielded within the County's Coastal Zone during the historical literature and database review described in Section 3.1.1 (USFWS 2015, SanGIS 2016, Unitt 2005, CDFW 2016a, and County of San Diego 2014).

The preliminary delineation of ESHA boundaries does not include an exhaustive compilation of the habitat areas that meet the ESHA definition. Site-specific biological evaluations and field observations shall be required to identify ESHAs and other special-status resources that may not have been included in the literature and database review. A total of approximately 305 acres of habitat were mapped as ESHA within the County's Coastal Zone per the aforementioned parameters.

This section provides a preliminary assessment of existing ESHAs and wetlands within the County's Coastal Zone. No site visits were conducted as part of this preliminary assessment. This section and Figure 11, Environmentally Sensitive Habitat Areas, do not represent an exhaustive compilation of the areas that meet ESHA or wetland definition; rather, they are an illustrative tool to help identify potential resources, and it is the actual presence of ESHA on the site that should dictate whether ESHA policies apply to a site.

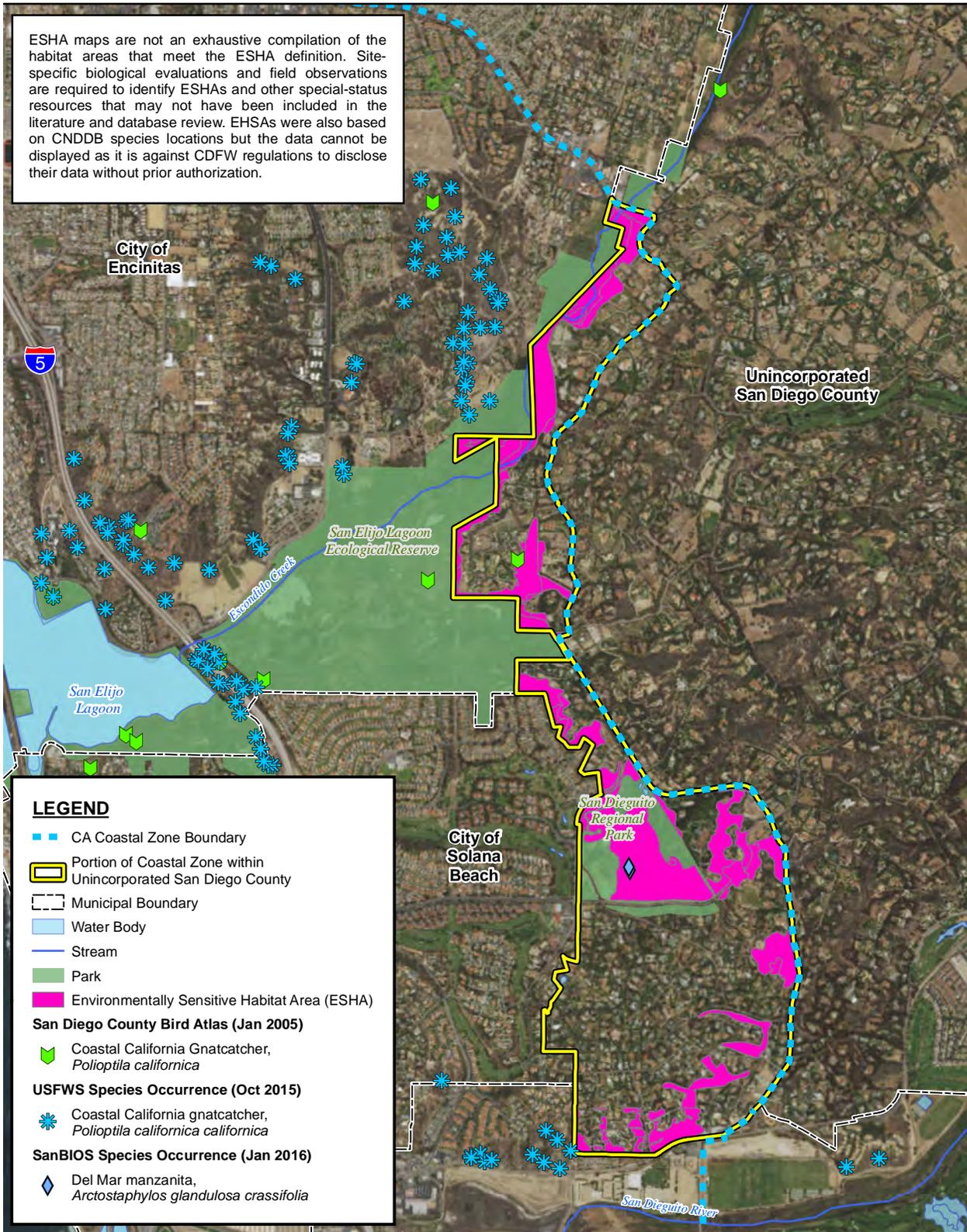
The ESHAs delineated in Figure 11 represent those areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development.

Rare Natural Terrestrial Communities and Wetlands

The following vegetation communities mapped within the County's Coastal Zone by the County of San Diego SanGIS database (SanGIS 2006 and 2016) are either considered a Rare Natural Terrestrial Community by CDFW (CDFW 2010) or qualify as a wetland under the definition provided in Section 3.1.2. Therefore, the following vegetation communities were delineated as ESHAs (Figure 11):

Special-Status Species

Two historical special-status species records are located within the County's Coastal Zone: coastal California gnatcatcher (*Polioptila californica californica*), a special-status bird (Federally Threatened) that nests in Diegan Coastal Sage Scrub (CNDDDB 2016); and Del Mar manzanita (*Arctostaphylos glandulosa* ssp. *crassifolia*), a perennial special-status plant (Federally Endangered/CNPS List 1B.1) that occurs in Southern Maritime Chaparral (CNPS 2016). Coastal California gnatcatcher and Del Mar manzanita are proposed as covered species in the MSCP North County Plan. While these are historical records from databases that may be slightly inaccurate with regard to exact location, the ESHA boundary was delineated around these data points per the requirements of the LCP Update Guide. For the coastal California gnatcatcher location, the ESHA includes all Diegan Coastal Sage Scrub habitat within the County's Coastal Zone; including the Coastal Sage-Chaparral Transition areas (see Figures 8 and 11). For the Del Mar manzanita location, the ESHA includes all Southern Maritime Chaparral habitat within the County's Coastal Zone (see Figures 8 and 11).



Source: NAIP 2014; SanGIS 2016 (SanBIOS Species Occurrence); USFWS 2015 (Species Occurrence); San Diego County Bird Atlas 2005.

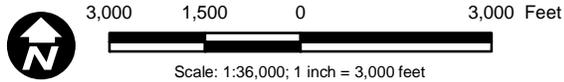


Figure 11
Environmentally Sensitive
Habitat Areas (ESHA)

Table 2. Rare Natural Terrestrial Communities and Wetlands in the County's Coastal Zone

SanGIS Database (Oberbauer <i>et al.</i> 2008)	CDFW Natural Communities List (Sawyer <i>et al.</i> 2009)
Wetlands	
Alkali Marsh	Warm Semi-Desert/Mediterranean Alkali-Saline Wetland
Alkali Seep	<i>Juncus acutus</i> Provisional Alliance
Coastal Valley Freshwater Marsh	<i>Schoenoplectus americanus</i> Alliance
Non-Native Riparian	Naturalized Warm-Temperate Riparian and Wetland Semi-Natural Stands
Southern Arroyo-Willow Riparian Forest	<i>Salix lasiolepis</i> Alliance
Southern Coastal Salt Marsh	<i>Frankenia salina</i> Alliance
Southern Riparian Scrub	Southwestern North American Riparian, Flooded and Swamp Forest
Southern Riparian Woodland	<i>Salix gooddingii</i> Alliance
Southern Willow Scrub	Southwestern North American Riparian, Flooded and Swamp Forest
Rare Terrestrial Natural Communities	
Coastal Sage-Chaparral Transition	N/A
Coast Live Oak Woodland	<i>Quercus agrifolia</i> Alliance
Diegan Coastal Sage Scrub	<i>Artemisia californica</i> - <i>Eriogonum fasciculatum</i> Alliance
Disturbed Diegan Coastal Sage Scrub	N/A
Maritime Succulent Scrub	<i>Opuntia littoralis</i> Alliance
Non-Native Grassland	Mediterranean California Naturalized Annual and Perennial Grassland Semi-Natural Stands
Southern Maritime Chaparral	<i>Adenostoma fasciculatum</i> Alliance
Southern Mixed Chaparral	<i>Quercus berberidifolia</i> Alliance

In addition, although no records of historical occurrence were identified, the potential for Encinitas baccharis (*Baccharis vanessae*), coastal cactus wren (*Campylorhynchus brunneicapillus*), least Bell's vireo (*Vireo bellii pusillus*), and Belding's savannah sparrow (*Passerculus sandwichensis beldingi*) to occur within the County's Coastal Zone should be considered on a case-by-case basis due to the proximity of known occurrences and suitable habitat adjacent to the County's Coastal Zone. Because these four species and their habitats are in close proximity to the region covered by this LCP, they were included among those to be evaluated in making ESHA determinations. Suitable habitat for Encinitas baccharis includes several chaparral habitat types below 3,000 feet; therefore, the designated ESHA includes all Southern Maritime Chaparral and Southern Mixed Chaparral within the County's Coastal Zone. These habitats also support the federally listed California gnatcatcher. The closest known occurrence of Encinitas baccharis is located approximately 1.75 miles north of the County's Coastal Zone (pers.com. Jonathan Dunn 2016). Suitable habitat for coastal cactus wren includes Maritime Succulent Scrub and Diegan Coastal Sage Scrub with abundant prickly pear (*Opuntia littoralis* and *O. oricola*) and coastal cholla (*O. prolifera*) for nesting; therefore, the designated ESHA includes all Maritime Succulent Scrub and Diegan Coastal Sage Scrub within the County's Coastal Zone. The closest known occurrence of coastal cactus wren is located 0.5 mile west of the County's Coastal Zone (CDFW 2016a). Suitable habitat for least Bell's vireo includes riparian woodland and riparian scrub communities; therefore, the designated ESHA includes all Southern Riparian Scrub, Southern Willow Scrub, Southern Arroyo Willow Riparian Forest, and Southern Riparian Woodland within the County's Coastal Zone. The closest known

occurrence of least Bell's vireo is located approximately 1,000 feet south of the County's Coastal Zone within the San Dieguito River (USFWS 2015) (Figure 9). Suitable habitat for Belding's savannah sparrow includes grasslands with few trees, including meadows, grassy roadsides, and sedge wetlands. Near oceans, they also inhabit tidal saltmarshes and estuaries. Therefore the ESHA designated in this document includes all non-native Grassland, Coastal and Valley Freshwater Marsh, and Southern Coastal Salt Marsh within the County's Coastal Zone. The closest known occurrence of Belding's savannah sparrow is just outside of the western boundary of the County's Coastal Zone within the San Elijo Lagoon Ecological Reserve (Unitt 2004) (Figure 9).

It is noted that other vegetation communities within the County's Coastal Zone have the potential to support special-status species and therefore possibly qualify as an ESHA. Based on a desktop analysis of the resources listed in Section 3.1.1, 71 special-status wildlife species and 107 special-status plants have been historically recorded within the Encinitas, Del Mar and Rancho Santa Fe quadrangles, therefore may have some level of potential to occur within the County's Coastal Zone based on the presence of suitable habitat. Each species, along with their listing status and habitat requirements, are included in Appendix B. Focused surveys and detailed vegetation mapping are required on a project-by-project basis to determine the presence, absence or potential for a species, as well as their habitat to occur within the County's Coastal Zone.

3.1.4 Coastal Act Provisions

A chief objective of the Coastal Act is the preservation, protection, and enhancement of coastal resources, including land and marine habitats, and water quality. The rarest and most ecologically important habitats are to be protected from impacts related to development.

Section 30240 requires the protection of ESHA against any significant disruption of habitat values. No development, with the exception of uses dependent on the resources, is allowed within any ESHA. This policy further requires that development adjacent to ESHA be sited and designed to prevent impacts that would significantly degrade ESHA and to be compatible with the continuance of the habitat areas. Finally, development adjacent to parks and recreation areas must be sited and designed to prevent impacts.

In addition to the protection of ESHA, streams and associated riparian habitat also are protected in order to maintain the biological productivity and quality of coastal waters. Section 30231 requires that natural vegetation buffer areas that protect riparian habitats be maintained and that the alteration of natural streams be minimized. Section 30236 limits channelizations, dams, or other substantial alterations of rivers and streams to only three purposes: necessary water supply; protection of existing structures where there is no feasible alternative; or improvement of fish and wildlife habitat. Such projects also must incorporate the best mitigation measures feasible.

Marine resources are protected to sustain the biological productivity of coastal waters and to maintain healthy populations of all species of marine organisms. Section 30230 requires that marine resources be maintained, enhanced and, where feasible, restored. Uses of the marine environment must provide for

the biological productivity of coastal waters and maintain healthy populations of marine organisms. Section 30233 provides that the diking, filling, or dredging of open coastal waters, wetlands, or estuaries may only be permitted for a small number of allowable uses, where there is no less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects.

3.2 Coastal Act Policies

This section incorporates the principal Coastal Act policies relevant to environmentally sensitive habitats.

Section 30107.5

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Section 30121

"Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233

- (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:
- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
 - (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

- (3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
 - (4) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
 - (5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
 - (6) Restoration purposes.
 - (7) Nature study, aquaculture, or similar resource-dependent activities.
- (b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems.
- (c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the CDFW, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California," shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

Section 30240

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

3.3 Land Use Plan Policies

This section provides land use policies related to the preservation of environmentally sensitive habitats.

Policy 3.1

ESHAs are areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. ESHAs are shown on the LUP ESHA Maps. The ESHAs in the County's Coastal Zone are shown in Figure 11. Regardless of whether streams and watercourses are designated as ESHA, the policies and standards in the LCP applicable to ESHA shall apply.

Policy 3.2

The diking, filling, or dredging of wetlands and watercourses may be permitted in accordance with all policies of the LCP, where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- (a) Restoration purposes.
- (b) Nature study or similar resource dependent activities.
- (c) Incidental public service purposes.

Policy 3.3

If a Multi-Species Conservation Plan (MSCP) or other similar habitat plan is prepared in the future that includes lands within the County's Coastal Zone, it shall be submitted to the Coastal Commission for certification as an amendment to the LCP.

Policy 3.4

The LUP ESHA Maps shall be reviewed every ten years and updated to reflect current information, including information on rare, threatened, or endangered species. Areas subject to habitat restoration projects shall also be considered for designation as ESHA. Revisions to the map depicting ESHA shall be treated as LCP amendments and shall be subject to the approval of the CCC.

Policy 3.5

If a site-specific biological study contains substantial evidence that an area previously mapped as ESHA does not contain habitat that meets the definition of ESHA, the County Planning & Development Services Director shall review all available site-specific information to determine if the area in question should no longer be considered ESHA and not subject to the ESHA protection policies of the LUP. If the area is determined to be adjacent to ESHA, LUP ESHA buffer policies shall apply. The County Planning & Development Services Director shall provide recommendations to the County Board of Supervisors as to the ESHA status of the area in question. If the Board of Supervisors finds that an area previously mapped as ESHA does not meet the definition of ESHA, a modification shall be made to the LUP ESHA Maps, as part of an LCP map update and LCP Amendment. If an area is not ESHA or ESHA buffer, LCP policies and standards for protection of ESHA and ESHA buffer shall not apply and development may be allowed (consistent with other LCP requirements) after the ESHA map and LCP has been amended.

Policy 3.6

Wetlands shall be defined and delineated consistent with the definitions of the Coastal Act and the Coastal Commission Regulations, as applicable, and shall include, but not be limited to, lands within the coastal zone which may be covered periodically or permanently with shallow water and include freshwater, brackish and saltwater marshes, swamps, bogs, and fens shall be designated as wetland.

Any unmapped areas that meet these criteria are wetlands and shall be accorded all of the protections provided for wetlands in the LCP.

Wetland shall be further defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands.

Policy 3.7

Applications for new development within, or adjacent to wetlands shall include evidence of the preliminary approval of the California Department of Fish and Wildlife, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and other resource management agencies, as applicable.

Policy 3.8

The biological productivity and the quality of wetlands shall be protected and, where feasible, restored.

Policy 3.9

Any area not designated on the LUP ESHA Maps that meets the ESHA criteria is ESHA and shall be accorded all the protection provided for ESHA in the LCP. The following areas shall be considered ESHA, unless there is compelling site-specific evidence to the contrary:

- (a) Any habitat area that is rare or especially valuable from a local, regional, or statewide basis
- (b) Areas that contribute to the viability of plant or animal species designated as rare, threatened, or endangered under State or Federal law.
- (c) Areas that contribute to the viability of species designated as Fully Protected or Species of Special Concern under State law or regulations.
- (d) Areas that contribute to the viability of plant species for which there is compelling evidence of rarity, for example, those designated by the California Native Plant Society as 1B (Rare or endangered in California and elsewhere), or as 2B (rare, threatened or endangered in California but more common elsewhere).

Policy 3.10

ESHA shall be protected against significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

Policy 3.11

Public access-ways and trails are considered resource dependent uses. New access-ways and trails located within or adjacent to ESHA shall be sited to minimize impacts to ESHA to the maximum extent feasible and in general should be located around the periphery of sensitive habitat areas. Measures, including but not limited to signage, placement of boardwalks, and limited fencing shall be implemented as necessary to protect ESHA.

Policy 3.12

If the application of the policies and standards contained in this LCP regarding use of property designated as ESHA or ESHA buffer, including the restriction of ESHA to only resource-dependent use, would likely constitute a taking of private property without just compensation, then a use that is not consistent with the ESHA provisions of the LCP shall be allowed on the property, provided such use is consistent with all other applicable policies of the LCP, the approved project is the alternative that would result in the fewest or least significant impacts, and it is the minimum amount of development necessary to avoid a taking of private property without just compensation. In such a case, the development shall demonstrate the extent of ESHA on the property and include mitigation, for unavoidable impacts to ESHA or ESHA buffers from the removal, conversion, or modification of natural habitat for new development, including required fuel modification and brush clearance. Mitigation shall not substitute for implementation of a feasible project alternative that would avoid adverse impacts to ESHA.

Policy 3.13

New development shall be sited and designed to avoid impacts to ESHA. For development permitted pursuant to Policy 3.14, if there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts shall be selected. Impacts to ESHA that cannot be avoided through the implementation of siting and design alternatives shall be fully mitigated, with priority given to on-site mitigation. Off-site mitigation measures shall only be approved when it is not feasible to fully mitigate impacts on-site or where off-site mitigation is more protective. Mitigation shall not substitute for implementation of the project alternative that would avoid impacts to ESHA. Mitigation for impacts to ESHA shall be provided at a 3:1 ratio.

Policy 3.14

Mitigation measures for impacts to ESHA that cannot be avoided through the implementation of siting and design alternatives, including habitat restoration and/or enhancement shall be monitored for a period of no less than five, and no more than ten years following completion. Specific mitigation objectives and performance standards shall be designed to measure the success of the restoration and/or enhancement, and compared against an appropriate reference site, where feasible. Adaptive management techniques shall be implemented if necessary. Monitoring reports shall be provided to the County annually and at the conclusion of the monitoring period that document the success or failure of

the mitigation. If performance standards are not met by the end of five years, the applicant may request that the monitoring period be extended until the standards are met. However, if at any time after five years the applicant concludes that performance standards cannot be met, or if ten years have elapsed and performance standards have still not been met, the applicant shall submit an amendment proposing alternative mitigation measures.

Policy 3.15

ESHA shall be protected and, where feasible, enhanced. Where pedestrian access through ESHA is permitted, well-defined footpaths or other means of directing use and minimizing adverse impacts shall be used. Nesting and roosting areas for sensitive birds such as coastal California gnatcatcher, least Bell's vireo, and Belding's savannah sparrow, shall be protected by means, which may include, but are not limited to, fencing, signing, or seasonal access restrictions.

Policy 3.16

Mosquito abatement within or adjacent to ESHA shall be limited to the implementation of the minimum measures necessary to protect human health, and shall minimize adverse impacts to ESHA.

Policy 3.17

Wildfire burn areas shall be allowed to revegetate naturally, except where re-seeding is necessary to minimize risks to public health or safety. Where necessary, reseeding shall utilize a mix of native plant seeds appropriate for the site and collected in a similar habitat within the same geographic region, where feasible. Wildfire burn areas that were previously subject to fuel modification or brush clearance for existing structures, pursuant to the requirements of the Fire Authority Having Jurisdiction, may be revegetated to pre-fire conditions using appropriate native propagules.

Policy 3.18

Interpretive signage may be placed in ESHA to provide information to the public about the value and need to protect sensitive natural resources.

Policy 3.19

Where the required initial site inventory indicates the presence or potential for wetland species or indicators, the County shall require the submittal of a detailed biological study of the site, with the addition of a delineation of all wetland areas on the project site. Wetland delineations shall be based on the definitions contained in Section 13577(b) of Title 14 of the California Code of Regulations.

Policy 3.20

Where site-specific analysis indicates that a parcel contains natural slopes exceeding 25 percent grade, site development plan submittal requirements shall be submitted in compliance with the County's Resource Protection Ordinance which regulates development on steep slopes.

Policy 3.21

Limit development in steep hillside areas to minimize potential impacts on native plant and animal species and protect native habitat.

Policy 3.22

Limit redevelopment and development in environmentally sensitive areas, such as upland slopes and watershed areas draining to watercourses and water bodies downstream to activities supporting the preservation of these watercourses and water bodies.

Policy 3.23

Development adjacent to ESHAs shall minimize impacts to habitat values or sensitive species to the maximum extent feasible. Native vegetation buffer areas shall be provided around ESHAs to serve as transitional habitat (not fire protection zones) and provide distance and physical barriers to human intrusion. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect. All buffers around (non-wetland) ESHA shall be a minimum of 100 feet in width, or a lesser width may be approved by Planning & Development Services and the Fire Marshal. However, in no case can the buffer size be reduced to less than 50 feet.

Policy 3.24

New development adjacent to parklands or conservation areas, where the purpose of the park is to protect the natural environment and ESHA, shall be sited and designed to minimize impacts to habitat and recreational opportunities, to the maximum extent feasible. Natural vegetation buffer areas shall be provided around parklands. Buffers shall be of a sufficient size to prevent impacts to parkland resources, but in no case shall they be less than 50 feet in width.

Policy 3.25

New development, including, but not limited to, vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted in ESHA, ESHAQ buffer areas, or park buffer areas. Habitat restoration and invasive plant eradication may be permitted within required buffer areas if designed to protect and enhance habitat values.

Policy 3.26

Required buffer areas shall extend from the outer edge of the tree or shrub canopy of ESHA.

Policy 3.27

Modifications to required development standards that are not related to ESHA protection (street setbacks, height limits, etc.) shall be permitted where necessary to avoid or minimize impacts to ESHA.

Policy 3.28

Protection of ESHA and public access shall take priority over other development standards and where there is any conflict between general development standards and ESHA and/or public access protection, the standards that are most protective of ESHA and public access shall have precedence, except where health and safety codes prevail.

Policy 3.29

Permitted development located within or adjacent to ESHA and/or parklands that can adversely impact those areas shall include open space or conservation restrictions or easements over ESHA, ESHA buffer, or parkland buffer in order to protect resources.

Policy 3.30

Channelization or other substantial alterations of streams shall be prohibited except for: (1) necessary water supply projects where no feasible alternative exists; (2) flood protection for existing development where there is no other feasible alternative, or (3) the improvement of fish and wildlife habitat. Any channelization or stream alteration permitted for one of these three purposes shall minimize impacts to coastal resources, including the depletion of groundwater, and shall include maximum feasible mitigation measures to mitigate unavoidable impacts. Bioengineering alternatives shall be preferred for flood protection over "hard" solutions such as concrete or riprap channels. Limit channelization of Escondido Creek, unless necessary to protect existing development or for flood control. Ongoing maintenance and clearing as necessary to protect existing structures in the flood plain, and incorporating any necessary mitigation measures maintaining Escondido Creek in a manner that protects flood capacity while enhancing open space and habitat value over the long term.

Policy 3.31

Restrict and regulate development or land alteration draining into a coastal lagoon or wetland area to protect important water quality and biological resources.

Policy 3.32

Identification of wetland acreage through a wetland delineation report that identifies onsite wetlands consistent with the Coastal Act's wetland definition shall precede any consideration of use or development on sites where wetlands are present or suspected. With the exception of development for the primary purpose of the improvement of wetland resource value, all public and private use and development proposals which would intrude into, reduce the area of, or reduce the resource value of wetlands shall be subject to alternatives and mitigation analyses, and shall be limited to those uses listed in Policy 3.35. Practicable project and site development alternatives which involve no wetland intrusion or impact shall be preferred over alternatives which involve intrusion or impact. Wetland mitigation, replacement or compensation shall not be used to offset impacts or intrusion avoidable through other practicable project or site development alternatives.

Policy 3.33

Where wetland fill or development impacts are permitted in wetlands in accordance with the Coastal Act and any applicable LCP policies, mitigation measures shall include, at a minimum, creation or substantial restoration of wetlands of the same type lost. Adverse impacts will be mitigated at a ratio of 4:1 for all types of wetland, and 3:1 for non-wetland riparian areas. Replacement of wetlands on-site or adjacent to the project site, within the same watershed, shall be given preference over replacement off-site or within a different watershed. Areas subjected to temporary wetland impacts shall be restored to the pre-project condition at a 1:1 ratio. Temporary impacts are disturbances that last less than 12 months and do not result in the physical disruption of the ground surface, death of significant vegetation within the development footprint, or negative alterations to wetland hydrology.

Policy 3.34

Provide a buffer of at least 100 feet in width from the upland edge of wetlands and at least 50-feet in width from the upland edge of riparian habitat. Where oak woodland occurs adjacent to the wetland, the wetland buffer shall include the entirety of the oak habitat (not to exceed 200 feet in width). Buffers should take into account and adapt for rises in sea level. Under this policy, the CDFW, USFWS, and USACE must be consulted in such buffer determinations and in some cases, the required buffer could be greater than 100 feet. Uses and development within buffer areas shall be limited to minor passive recreational uses, with fencing, desiltation or erosion control facilities, or other improvements deemed necessary to protect the habitat, to be located in the upper (upland) half of the buffer area; however, water quality features required to support new development shall not be constructed in wetland buffers. All wetlands and buffers identified and resulting from development and use approval shall be permanently conserved or protected through the application of an open space easement or other suitable device. All development activities, such as grading, buildings and other improvements in, adjacent to, or draining directly to a wetland must be located and built so they do not contribute to increased sediment loading of the wetland, disturbance of its habitat values, or impairment of its functional capacity.

Policy 3.35

In some cases, smaller buffers may be appropriate, when conditions of the site as demonstrated in a site specific biological survey, the nature of the proposed development, etc. show that a smaller buffer would provide adequate protection. In such cases, the CDFW must be consulted and agree that a reduced buffer is appropriate and the County, or Coastal Commission on appeal, must find that the development could not be feasibly constructed without a reduced buffer. However, in no case shall the buffer be less than 50 feet, excluding fuel modification zones.

Policy 3.36

New development shall be sited and designed to minimize impacts to coastal resources by:

- Minimizing grading and landform alteration.
- Minimizing the removal of natural vegetation, both that required for the building pad or driveway, as well as, the required fuel modification around structures.
- Locate accessory structures within the approved development area and cluster structures to minimize the need for fuel modification.
- Minimizing the length of the access road or driveway, except where a longer roadway can be demonstrated to avoid or be more protective of resources. Access roads and driveway lengths must comply with fire code requirements.
- Grading for access roads and driveways should be minimized; the standard for new on-site access roads shall be a maximum of 300 feet or one-third the parcel depth, whichever is less. Longer roads may be allowed on approval of the Planning Commission or Coastal Commission on appeal, if the determination can be made that adverse environmental impacts will not be incurred. Such approval shall constitute a conditional use to be processed consistent with the LIP provisions.
- Limiting earthmoving operations during the rainy season to prevent soil erosion, stream siltation, reduced water percolation, and increased runoff.
- Prevent net increases in baseline flows for any receiving waterbody.
- Minimizing impacts to water quality.

Policy 3.37

Cut and fill slopes and other areas disturbed by construction activities (including areas disturbed by fuel modification or brush clearance) shall be landscaped or revegetated at the completion of grading. Landscape plans shall provide that:

- Plantings shall be native, non-invasive drought-tolerant and fire resistant plant species, and consistent with existing natural vegetation and natural habitats on the site, except as noted below.
- Invasive plant species that tend to supplant native species and natural habitats shall be prohibited.
- Non-invasive ornamental plants and lawn may be permitted in combination with native, drought-tolerant and fire resistant species within the irrigated zone(s) required for fuel modification nearest approved residential structures.
- Landscaping or revegetation shall provide 90 percent coverage within five years, or that percentage of ground cover demonstrated locally appropriate for a healthy stand of the particular native vegetation type chosen for restoration. Landscaping or revegetation that is located within any required fuel modification thinning zone shall provide 60 percent coverage within five years.
- Any landscaping or revegetation shall be monitored for a period of at least five, and no more years than ten years following the completion of planting. Performance criteria shall be designed to measure the success of the plantings. Adaptive management techniques shall be

implemented if necessary. If performance standards are not met by the end of five years, the applicant may request that the monitoring period be extended up to an additional five years until the standards are met. However, if at any time after five years the applicant concludes that performance standards cannot be met, or if ten years have elapsed and performance standards have still not been met, the applicant shall submit an amendment proposing alternative mitigation measures.

Policy 3.38

New development shall be sited and designed to preserve oak, sycamore, alder, willow, toyon, or other native trees that are not otherwise protected as ESHA. Removal of native trees shall be prohibited except where no other feasible alternative exists. Structures, including roads or driveways, shall be sited to prevent any encroachment into the root zone and to provide an adequate buffer outside of the root zone of native trees, which can extend well beyond the tree canopy, of individual native trees in order to allow for future growth.

Policy 3.39

New development on sites containing native trees shall include a tree protection plan.

Policy 3.40

Where the removal of native trees cannot be avoided through the implementation of project alternatives or where development encroachments into the protected zone of native trees result in the loss or worsened health of the trees, mitigation measures shall include, at a minimum, the planting of replacement trees on-site with trees of comparable size, if suitable area exists on the project site, at a ratio of 1:1 for every tree removed. Where onsite mitigation is not feasible, off-site mitigation shall be provided through planting replacement trees. The number of replacement trees allowed to be planted within a fire hazard severity zone shall be approved by the Fire Marshal. Proper spacing of tree trunks and canopies will be maintained in accordance with the Fire Code for trees in this zone. Any new or replacement tree planted in this zone shall be fire resistive and on the Planning and Fire Department approved planting list.

Policy 3.41

Impacts to ESHA will be prohibited except where no other feasible alternative exists. Where ESHA impacts are permitted in accordance with the Coastal Act and any applicable LCP policies, adverse impacts will be mitigated at the following ratios:

- 1:1 for native tree replacement (e.g. oaks, walnut, sycamore), for a tree of comparable size.
- 4:1 for wetlands
- 3:1 for riparian habitats
- 3:1 for other habitats that support state or federal rare, threatened, or endangered species, species of special concern or CNPS 1b or 2 listed plants

- 2:1 for coastal sage scrub not occupied by listed species.

Areas subjected to temporary upland habitat impacts shall be restored to the pre-project condition at a 1:1 ratio. Temporary impacts are disturbances that last less than 12 months, and do not result in the physical disruption of the ground surface, death of significant vegetation within the development footprint, or negative alterations to wetland hydrology.

Policy 3.42

New development shall include an inventory conducted by a qualified biologist of the plant and animal species present on the project site. If the initial inventory indicates the presence or potential for sensitive species or habitat on the project site, a detailed biological study shall be required. Sensitive species are those listed in any of three categories: federally listed, state listed, and California Native Plant Society (CNPS) categories 1B and 2.

Policy 3.43

For development in locations known, or determined by environmental review, to potentially have breeding or nesting sensitive or migratory bird species, or other sensitive amphibian, reptilian or mammalian species, two weeks prior to any scheduled development, a qualified biological monitor shall conduct a preconstruction survey of the site and within 600 feet of the project site. Sensitive bird species are those species designated “threatened” or “endangered” by state or federal agencies, California Species of Special Concern, California Fully Protected Species, raptors, and large wading birds. In addition, surveys must be conducted every two weeks for sensitive nesting birds during the breeding season. If nesting sensitive birds are detected at any time during the breeding season, the California Department of Fish and Wildlife shall be notified and an appropriate disturbance set-back will be determined and imposed until the young-of-the-year are no longer reliant upon the nest. The set-back or buffer shall be no less than 100 feet.

Policy 3.44

The County should coordinate with the CDFW and USFWS, NMFS, and other resource management agencies, as applicable, in the review of development applications in order to ensure that impacts to ESHA and marine resources, including rare, threatened, or endangered species, are avoided and minimized.

Policy 3.45

The County shall encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.

Policy 3.46

All new development must submit plans for landscaping that complies with the County's Landscaping and Water Efficient Design Ordinance in order to comply with water conservation and drought tolerant species goals.

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4 Water Resources

4.1 Introduction

The County economy and quality of life is dependent on a safe and reliable water supply and sustainment of the County's natural environment. The northern portion of the County's Coastal Zone is part of the Carlsbad Watershed, and the southern portion is part of the San Dieguito River Watershed (Figure 12, Watersheds). Though the County's Coastal Zone does not contain any marine resources, Escondido Creek and La Orilla Creek traverse the County's Coastal Zone and feed into San Elijo Lagoon, while the San Dieguito River runs just south of the County's Coastal Zone. San Elijo Lagoon is a critical regional resource that provides freshwater and estuarine habitats for numerous plant and animal species. Urbanization in and around the Carlsbad and San Dieguito River watersheds present challenges to the water and habitat qualities of San Elijo Lagoon due to sediment loading from upstream sources and urban runoff. Total phosphorus, nitrogen, and fecal coliform are the main pollutants of concern for the San Dieguito River Watershed, and the same is true for the Carlsbad Watershed with the addition of total suspended solids. Management of upstream development and activities that contribute to urban runoff are of key concern for the ongoing restoration projects in San Elijo Lagoon, which are aimed at improving water and habitat qualities.

4.1.1 Coastal Wetlands

San Elijo Lagoon Ecological Reserve contains a large wetland habitat area and is adjacent to the northern portion of the County's Coastal Zone. San Elijo Lagoon is approximately 1,000 acres and includes the 590-acre San Elijo Ecological Reserve managed by the CDFW and the County Department of Parks and Recreation (DPR). San Elijo Lagoon has been recognized as a national and state resource due to the presence of valuable habitat that is of biological significance for resident and migratory waterbirds along the Pacific Flyway. Currently, most of the lagoon habitat in the eastern basin consists of brackish/freshwater marsh, non-tidal flats, and open water.

San Dieguito Lagoon is southwest of the County's Coastal Zone, and though the wetland may be affected by drainage from the upland habitat within the County's Coastal Zone, there are no direct riverine or creek connections between the County's Coastal Zone and San Dieguito Lagoon. Wetland policies for the County Coastal Zone are identified in Section 3.3, above.

4.1.2 Water Supply

The County's Coastal Zone is primarily within the Santa Fe Irrigation District. A few areas in the northern portion of the County's Coastal Zone, adjacent to San Elijo Lagoon, fall within the Olivenhain Municipal Water District. Water supply provided by the Santa Fe Irrigation District consists of local water from Lake Hodges and imported water purchased from the San Diego County Water Authority (SDCWA). Water supply provided by the Olivenhain Municipal Water District is fully sourced from the SDCWA. The SDCWA in turn purchases its water from the Metropolitan Water District of Southern California (MWD), which imports water from the Colorado River and the Sacramento-San Joaquin Bay-Delta.

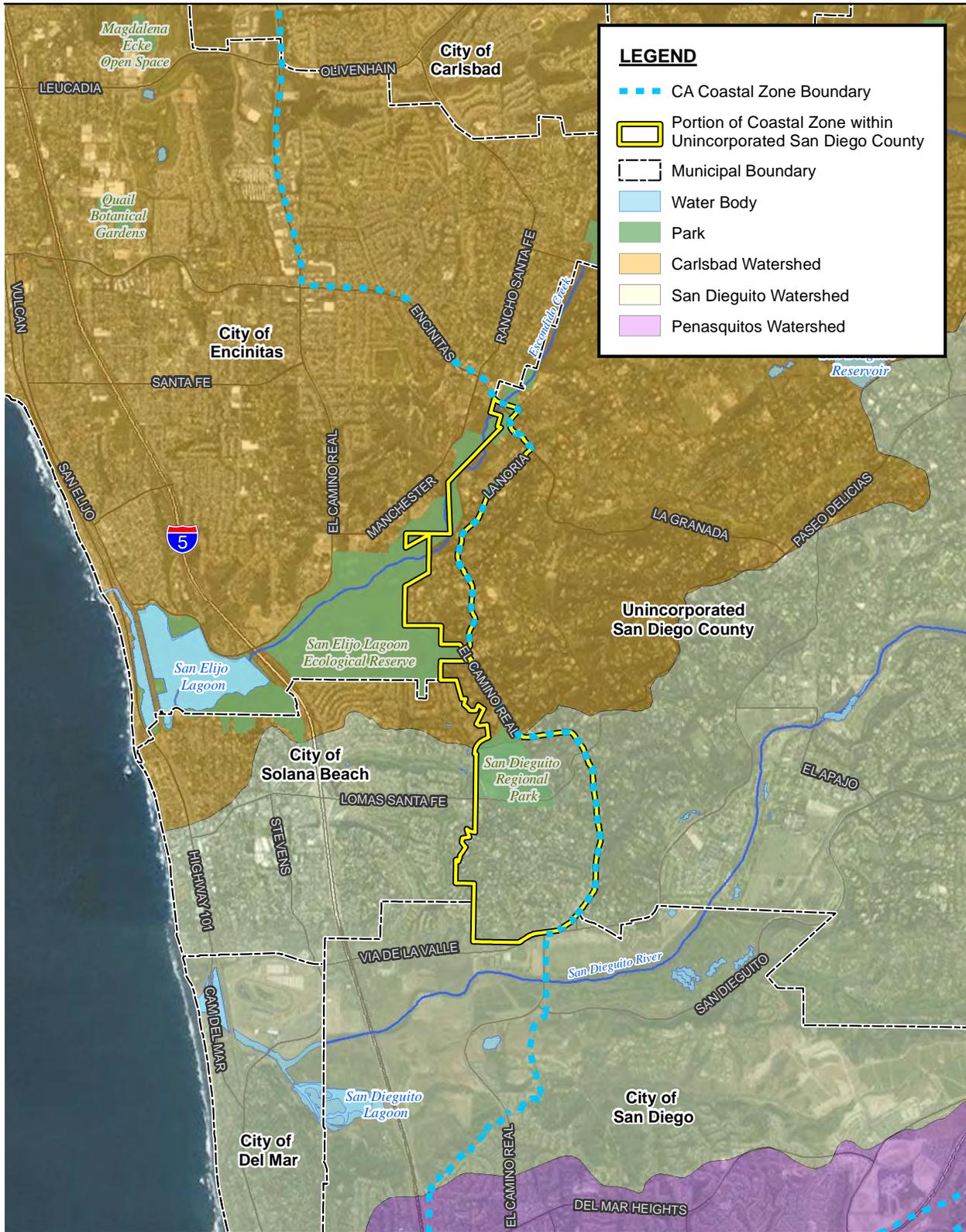


Figure 12
Watersheds

4.1.3 Non-point Source Pollution

The water quality of San Elijo Lagoon, and ultimately ocean water, are impacted by urban runoff from human activities within the County's Coastal Zone and surrounding communities. Water quality protection has long been a priority at all levels of government. California's Non-point Source Pollution Control Program (CA NPS Program) addresses federal requirements under both the Clean Water Act and the Coastal Zone Management Act (Section 6217 of the Coastal Zone Act Reauthorization Amendments of 1990), by implementing California's Coastal Nonpoint Pollution Control Program on a statewide basis.

The lead State agencies responsible for implementing the CA NPS Program are the SWRCB and the San Diego Regional Water Quality Control Board (RWQCB) (designated as the lead water quality agency) and the California Coastal Commission (designated as the lead coastal zone management agency). The San Diego RWQCB adopted an amended Municipal Stormwater Permit (National Pollution Discharge Elimination System (NPDES) Permit Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100, also called the San Diego RWQCB MS4 permit) cover the co-permittees of San Diego, Orange, and Riverside Counties. Section 67.801 et seq. of the County's Watershed Protection Ordinance (WPO) provides the County with the legal authority to implement the SDRWQCB MS4 permit.

4.2 Coastal Act Policies

This section incorporates the principal Coastal Act policies relevant to water resources.

Section 30230

Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233

- (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible

less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
 - (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
 - (3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
 - (4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
 - (5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
 - (6) Restoration purposes.
 - (7) Nature study, aquaculture, or similar resource dependent activities. (c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.
- (b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems.
- (c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

Section 30236

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

4.3 Land Use Policies

This section provides land use policies intended to protect water resources.

Policy 4.1

Development projects shall be required to avoid impacts to the water quality in local reservoirs, groundwater resources, recharge areas, watersheds, and other local water sources.

Policy 4.2

New or expanded uses in floodways shall be limited to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels or substantially interfere with flood flows during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset any such harm, to the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, or public infrastructure when no feasible alternative exists.

Policy 4.3

The use of natural channels for County flood control facilities shall be required except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.

Policy 4.4

The County shall ensure development within the County's Coastal Zone complies with the County's Watershed Protection Ordinance (WPO) and Best Management Practices (BMP) Design Manual.

Policy 4.5

Development within the County's Coastal Zone shall consider and implement the following criteria, as applicable, in respect to watershed impacts:

- (a) Mitigate any unavoidable losses of wetlands, including its habitat functions and values;
- (b) Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species;

- (c) Reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources;
- (d) Implement efficient irrigation systems and the use of native plant species and non-invasive drought/tolerant/low water use plants in landscaping;
- (e) Maximize natural drainage patterns and retention/use of natural vegetation and pervious surfaces to maximize metered stormwater absorption, filtration, and/or infiltration. This provision shall not apply where documentation has been provided that demonstrates that infiltration practices will cause septic system failures, compromise structure foundations or result in moisture damage, and/or other problems;
- (f) Development with high potential to contaminate groundwater shall implement best management practices and measures to protect water supply sources;
- (g) The use of recycled water and gray water systems shall be promoted, where feasible. The use of recycled water shall be restricted in instances when it increases salt loading in reservoirs;
- (h) Development shall be required to provide necessary on- and off-site improvement to stormwater runoff and drainage facilities.

Policy 4.6

Source Control BMPs must be implemented for all development projects, where applicable and feasible, as defined in County Watershed Protection Ordinance Section 67.811(a)(4). The Source Control BMPs may include:

- (a) Prevention of illicit discharges into the stormwater conveyance system;
- (b) Stenciling and marking of all storm drains in accordance with the BMP Design Manual;
- (c) Protection of all outdoor material storage areas from rainfall, run-on, runoff; and wind dispersal;
- (d) Protection of materials stored in outdoor work areas from rainfall, run-on, runoff, and wind dispersal;
- (e) Protection of trash storage areas from rainfall, run-on, runoff, and wind dispersal;
- (f) Implementation of additional BMPs as the County determines necessary to minimize pollutant generation.

Policy 4.7

Minimize water quality impacts during construction by minimizing erosion and sedimentation, minimizing the discharge of other pollutants resulting from construction activities, and minimizing land disturbance and soil compaction. New development shall include construction phase erosion control and polluted runoff control plans. These plans shall specify BMPs that will be implemented to minimize erosion and sedimentation provide adequate sanitary and waste disposal facilities and prevent contamination of runoff by sediment, construction chemicals and materials.

Policy 4.8

At a minimum, the County shall apply regulations approved by the RWQCB intended to preserve the natural drainage and the hydrologic cycle. The County shall impose conditions on development that will minimize land disturbance, encourage infiltration and minimize the introduction of pollutants into coastal waters.

Policy 4.9

Development involving onsite wastewater discharges shall be consistent with the LCP as well as the rules and regulations of the San Diego RWQCB, including Waste Discharge Requirements, revised waivers and other regulations that apply.

Policy 4.10

All new development and redevelopment, public and private, shall meet or exceed the storm water standards of the County of San Diego through the WPO, RWQCB, and the State of California, with regard to storm water runoff and other polluted runoff.

Policy 4.11

New development and redevelopment shall not result in the degradation of the water quality of groundwater basins or coastal surface waters including the ocean, coastal streams, or wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely impact groundwater, the ocean, coastal streams, or wetlands, and are at a minimum, consistent with the requirements of the current RWQCB Municipal Stormwater Permit.

Policy 4.12

At a minimum, all new development and redevelopment will implement the site characterization and proposed BMP effectiveness assessment per the County of San Diego BMP Design Manual.

Policy 4.13

At a minimum, all new development and redevelopment will implement Source Control BMPs per the County of San Diego BMP Design Manual.

Policy 4.14

The County shall pursue opportunities to actively participate in watershed level planning and management efforts directed towards reducing storm water and urban runoff impacts to water quality and related resources, including restoration efforts and regional mitigation, monitoring and public education programs. Such efforts will involve coordination with other local governments, applicable resource agencies and stakeholders in the surrounding areas. The County shall participate in the respective watershed groups as defined by the RWQCB to assist neighboring jurisdictions in developing and implementing the Watershed Urban Runoff Management Program (WURMP). The WURMP shall be amended from time to time as required by the RWQCB.

Policy 4.15

The County will support and participate in watershed based planning efforts with the adjacent cities of Encinitas, Solana Beach, and San Diego, and the RWQCB. Watershed planning efforts shall be facilitated by helping to:

- Pursue funding to support the development of watershed plans;
- Identify priority watersheds where there are known water quality problems or where development pressures are greatest;
- Assess land uses in the priority areas that degrade coastal water quality;
- Ensure full public participation in the plan's development.

Policy 4.16

In planning, siting, designing, constructing, and maintaining grounds, landscapes, and structures owned and managed by the County, site objectives should include management and maintenance practices that protect and enhance natural ecosystems. All landscaping must be in compliance with the County's Landscape Ordinance and Water Efficient Design Manual. County grounds designers, planners, managers, crews, and their contractors should give priority to:

- (a) Practicing the principles of Integrated Pest Management including the reduced use of pesticides and rodenticides;
- (b) Selecting and using fertilizers that minimize negative impacts on soil organisms and aquatic environments;
- (c) Designing new and renovating existing landscaped areas to suit the site conditions, protect water quality, and support sustainable maintenance.
- (d) Using drought-tolerant native and non-invasive plant species.
- (e) Incorporating low impact development design techniques.

Policy 4.17

When development that requires a grading permit or local Storm Water Pollution Prevention Plan (SWPPP) shall include landscaping and re-vegetation of graded or disturbed areas. Any landscaping that is required to control erosion shall use native or drought-tolerant noninvasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation. Where irrigation is necessary, efficient irrigation practices shall be required, such as drip irrigation. Landscaping maintenance and irrigation shall be designed and built to avoid or minimize dry weather runoff and shall utilize micro-spray and drip irrigation technology.

Policy 4.18

New development shall include post-development phase drainage and polluted runoff control plans. These plans shall specify site design, source control and treatment control BMPs that will be implemented to minimize post-construction polluted runoff, and shall include the monitoring and maintenance plans for these BMPs.

Policy 4.19

Development must be designed to avoid or minimize to the maximum extent feasible, the introduction of pollutants of concern into coastal waters. To meet the requirement to minimize “pollutants of concern,” new development shall incorporate a BMP or a combination of BMPs best suited to reduce pollutant loading to the maximum extent feasible.

Policy 4.20

Ensure that sewer trunk extensions, treatment plants, ocean outfalls, and development which may be served by these facilities, will not result in any adverse impact upon the environment.

Policy 4.21

Encourage optimum water and sewage reclamation, water conservation, recharging of underground waters, and the use of natural channels for transporting water.

Policy 4.22

Comply with setbacks and buffers from all watercourses to protect property, improve water quality, and enhance the aesthetic beauty of the riparian environment.

Policy 4.23

Natural conditions of drainage should be preserved and any changes to the natural contours shall be minimized and shall not cause damage to nearby properties.

Policy 4.24

All grading plans shall include preparation for an installation of landscaping and shall comply with the County’s Landscape and Water Efficient Design Ordinance which requires drought tolerant landscaping.

Policy 4.25

Grading permits shall be issued at the same time as building permits to minimize erosion.

Policy 4.26

Requirements for all development projects:

- 1) Follow as applicable the approach and criteria described in the State Water Resources Control Board General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities at a minimum.

- 2) Except as noted in Section 67.81 I(b), submit a Standard Stormwater Quality Management Plan (SWQMP), with an application for a County permit or other County approval, identifying the measures that will be used for stormwater and non-stormwater management for the project consistent, at a minimum, with the County Best Management Practices (BMP) Design Manual.
- 3) General Requirements. BMPs shall be designed, constructed and maintained as follows:
 - (A) Onsite BMPs must be located so as to remove pollutants from runoff prior to its discharge to any receiving waters, and as close to the source as possible;
 - (B) Structural BMPs may not be constructed in receiving waters; and
 - (C) Onsite BMPs must be designed and implemented with measures to avoid the creation of nuisance or pollution associated with vectors (e.g., mosquitos, rodents, or flies).

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5 Agriculture

5.1 Introduction

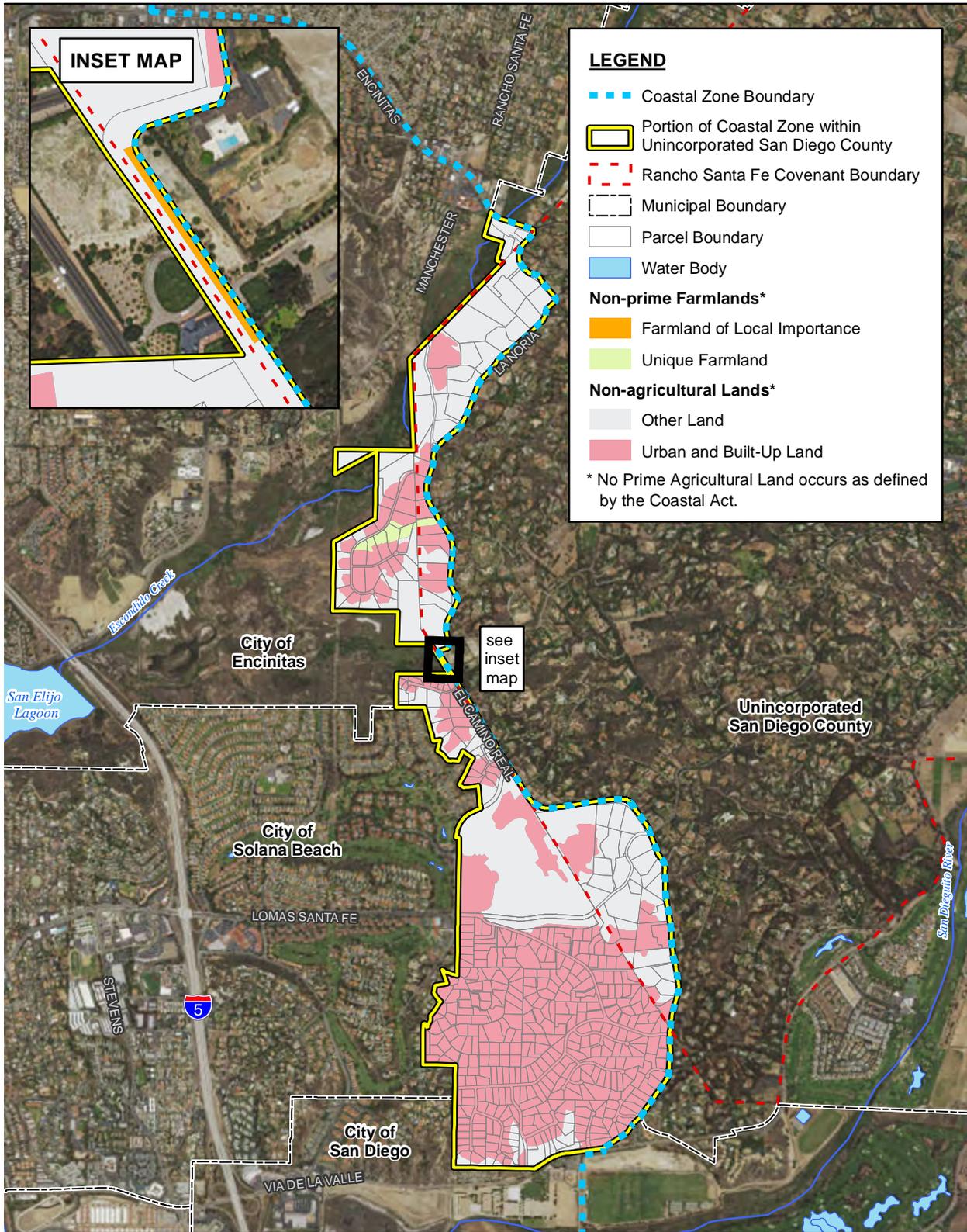
The County's Coastal Zone is largely built out, and current agricultural uses are accessory to residential uses, e.g., orchards used for ornamental landscaping. Commercial agricultural activities as defined in County of San Diego Zoning Ordinance 1100 are not occurring within the County's Coastal Zone. Existing agricultural land uses within the County's Coastal Zone are not categorized as Prime Agricultural Land, as defined by Section 30113 of the Coastal Act (see Section 5.2, below). Therefore, policies related to Prime Agricultural Land are not incorporated in the LUP. However, the Coastal Act mandates that all other lands suitable for agricultural use shall not be converted to nonagricultural uses unless continued or renewed agricultural use is not feasible, or such conversion would preserve Prime Agricultural Land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

5.1.1 California Department of Conservation

According to the California Department of Conservation's Farmland Mapping and Monitoring Program, there is no Prime Farmland in the County's Coastal Zone, as mapped in 2012. Similarly, Farmland of Statewide Importance, defined by the California Department of Conservation as "similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture," is not located within the County's Coastal Zone. Non-prime farmland categories that do occur within the County's Coastal Zone include Unique Farmland and Farmland of Local Importance, as defined by the California Department of Conservation and shown in Figure 13, Agricultural Land. Unique Farmland is defined by the California Department of Conservation as "farmland of lesser quality soils used for the production of a state's leading agricultural crops." A small patch of Unique Farmland is located within the gated Stonebridge neighborhood in the northern portion of the County's Coastal Zone. This designation appears to consist of an orchard that may be used for ornamental landscaping. A narrow strip of Farmland of Local Importance is found in the middle of the County's Coastal Zone, just east of El Camino Real and appears to be an isolated narrow strip of land along the eastern edge of a gated residential property. This designation is not currently used for agricultural purposes.

5.1.2 County of San Diego Use Regulations

The County of San Diego Zoning Ordinance specifies uses permitted, lot size, density, height, building types, animal regulations, and other requirements. Use Regulations and associated acreage within the County's Coastal Zone that accommodate agricultural uses are identified in Table 3 below. The use types listed below make up the majority of the County's Coastal Zone acreage.



Source: SanGIS 2016; NAIP 2014; CA Department of Conservation CIFF 2012.

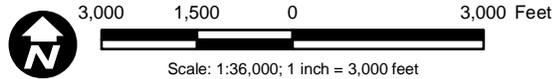


Figure 13
Agricultural Land

Table 3. Summary of Use Regulations Addressing Agriculture in the County's Coastal Zone

Use Regulation	Description	Estimated Acreage
A70 – Limited Agricultural	Primarily for agricultural crop production, with a limited number of small farm animals. Agricultural products raised on the premises may be processed. This designation is intended to protect moderate to high quality agricultural land. Permitted uses include family residential, civic uses (essential services and fire protection services), and agricultural uses (horticulture, tree crops, row and field crops, packing and processing: limited). Other uses may be permitted subject to minor or major use permit.	52
RS – Single Family Residential	Family residential use is the principal and dominant use with other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) also permitted. Other uses may be permitted subject to minor or major use permit.	489
RR - Rural Residential	Residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Applied to areas where urban levels of service are not available and where large lots are desired. In addition to family residential, other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) are permitted. Other uses may be permitted subject to minor or major use permit.	340
RV – Variable Family Residential	Family residential use is the principal and dominant use with other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) also permitted. Other uses may be permitted subject to minor or major use permit.	10
S80 – Open Space	Land generally unsuitable for intensive development that is applied to hazard or resource areas, public lands, recreation areas, or lands subject to open space easement or similar restrictions. Allowable uses include those that have a minimal impact on the natural environment, or those compatible with hazards, resources, or other restrictions. All development requires site plan review. In addition to family residential, other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) are permitted. Other uses may be permitted subject to minor or major use permit.	161
Total Estimated Acreage		1,052

Note: Acreage determined from GIS mapping estimates and is for planning purposes only.

Although most County Use Regulations allows for agricultural uses within the County's Coastal Zone, there are no existing ongoing, large-scale agricultural operations, so policies addressing these types of uses are not discussed in Section 5.3 of this LUP. No policies regarding coastal-specific development and activities, which are not related to the unique uses and location of the County's Coastal Zone, are included in this LUP. Policies presented in Section 5.3 are intended to allow for the continued existence of secondary agriculture, such as orchards, within the areas of the Coastal Zone designated as A70 – Limited Agriculture, RS – Single Family Residential, RR - Rural Residential, RV – Variable Family Residential, and S80 – Open Space.

5.2 Coastal Act Policies

This section incorporates the principal Coastal Act policies relevant to agriculture.

Section 30113

“Prime agricultural land” means those lands defined in paragraph (1), (2), (3), or (4) of subdivision (c) of Section 51201 of the Government Code (known as the California Land Conservation Act of 1965 or as the *Williamson Act*):

- (1) *All land that qualifies for rating as Class I or Class II in the Natural Resource Conservation Service land use capability classifications.*
- (2) *Land which qualifies for rating 80 through 100 in the Storie Index Rating.*
- (3) *Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.*
- (4) *Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre for three of the previous five years.*
- (5) *Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre for three of the previous five years.*

Section 30241

The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas’ agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

- (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.
- (b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses and where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.
- (c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.
- (d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

- (e) By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.
- (f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

Section 30241.5

- (a) If the viability of existing agricultural uses is an issue pursuant to subdivision (b) of Section 30241 as to any local coastal program or amendment to any certified local coastal program submitted for review and approval under this division, the determination of "viability" shall include, but not be limited to, consideration of an economic feasibility evaluation containing at least both of the following elements:
 - (1) An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.
 - (2) An analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.

For purposes of this subdivision, "area" means a geographic area of sufficient size to provide an accurate evaluation of the economic feasibility of agricultural uses for those lands included in the local coastal program or in the proposed amendment to a certified local coastal program.

- (b) The economic feasibility evaluation required by subdivision (a) shall be submitted to the commission, by the local government, as part of its submittal of a local coastal program or an amendment to any local coastal program. If the local government determines that it does not have the staff with the necessary expertise to conduct the economic feasibility evaluation, the evaluation may be conducted under agreement with the local government by a consultant selected jointly by local government and the executive director of the commission.

Section 30242

All other lands suitable for agricultural use shall not be converted to non-agricultural uses unless: (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

5.3 Land Use Plan Policies

This section provides land use policies intended to preserve agricultural resources.

Policy 5.1

"Non-prime agricultural land" means other coastal agricultural lands that are now in use for crops or grazing, or that are otherwise suitable for agriculture.

Policy 5.2

Commercial Agriculture means a routine and ongoing enterprise associated with a farm, grove, dairy, or other agricultural business, and shall include:

- (a) The cultivation and tillage of soil; crop rotation; fallowing for agricultural purposes; the production, cultivation, growing, replanting and harvesting of any agricultural commodity including viticulture, vermiculture, apiculture, or horticulture;
- (b) The raising of livestock, bees, fur bearing animals, fish or poultry, and dairying for sale;
- (c) Any practices performed by a farmer on a farm as incident to or in conjunction with those farming or grove operations, including the preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market; and
- (d) Ordinary pasture maintenance and renovation and dry land farming operations consistent with rangeland management and soil disturbance activities.

Commercial Agriculture does not include crops or agriculture for personal consumption.

Policy 5.3

Existing agricultural uses within the County's Coastal Zone shall be encouraged when permitting development under the A70 – Limited Agriculture, RS – Single Family Residential, RR – Rural Residential, and RV – Variable Family Residential Use Regulation designation. To allow for the continued existence of agriculture, such as orchards and small farm activity, within the areas of the Coastal Zone designated as A70 – Limited Agriculture, R, the following shall be required:

- (a) The concentration of residential and accessory uses on a given lot will be encouraged to maintain the maximum amount of land available for agricultural use; and
- (b) The visual, natural resource and wildlife habitat values of subject properties and surrounding areas will be maintained. Proposed development would be required to be clustered to avoid or minimize impacts to environmental and other coastal resources, such as natural topography, native vegetation and public views.

Policy 5.4

Reclaimed water shall be utilized for irrigation, where feasible.

Policy 5.5

The County shall support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands, in accordance with the County Purchase of Agricultural Conservation Easement (PACE) program.

Policy 5.6

The County shall encourage the involvement and input of the agricultural community in matters relating to trails on or adjacent to agricultural lands.

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6 Scenic and Visual Resources

6.1 Introduction

The protection of scenic resources within California's coastal zones is a central component of LCPs. Section 30251 of the Coastal Act requires consideration to, and the protection of, scenic and visual qualities of coastal resources for the public. Section 30253 (e) of the Coastal Act also requires the protection of special communities that, because of their unique characteristics, are popular visitor destination points for recreational uses. The County's Coastal Zone does not contain special communities per this definition, though the unique rural residential neighborhood character and large areas of open space within the County's Coastal Zone greatly enhances the scenic qualities of the region.

The rolling, tree-lined hills within the County's Coastal Zone provide a complementary scenic contrast to the sandy beaches and coastal bluffs along the coastline from Manchester Avenue, I-5, and Pacific Coast Highway. The topography of San Elijo Lagoon provides unique opportunities for future restoration and climate adaptation, as it feeds inland into parts of the County's Coastal Zone, providing a natural overlap between open spaces for preservation and rural residential neighborhoods. With the exception of a few vacant lots, the County's Coastal Zone is fully built out with rural residential properties nestled within the hills having scenic views of mature vegetation. The scenic resources of the County's Coastal Zone provide value and contribute to the coastal viewshed due to the ample spacing between properties and preservation of mature and dense vegetation. Viewsheds within the County Coastal Zone are shown in Figure 14, Viewsheds.

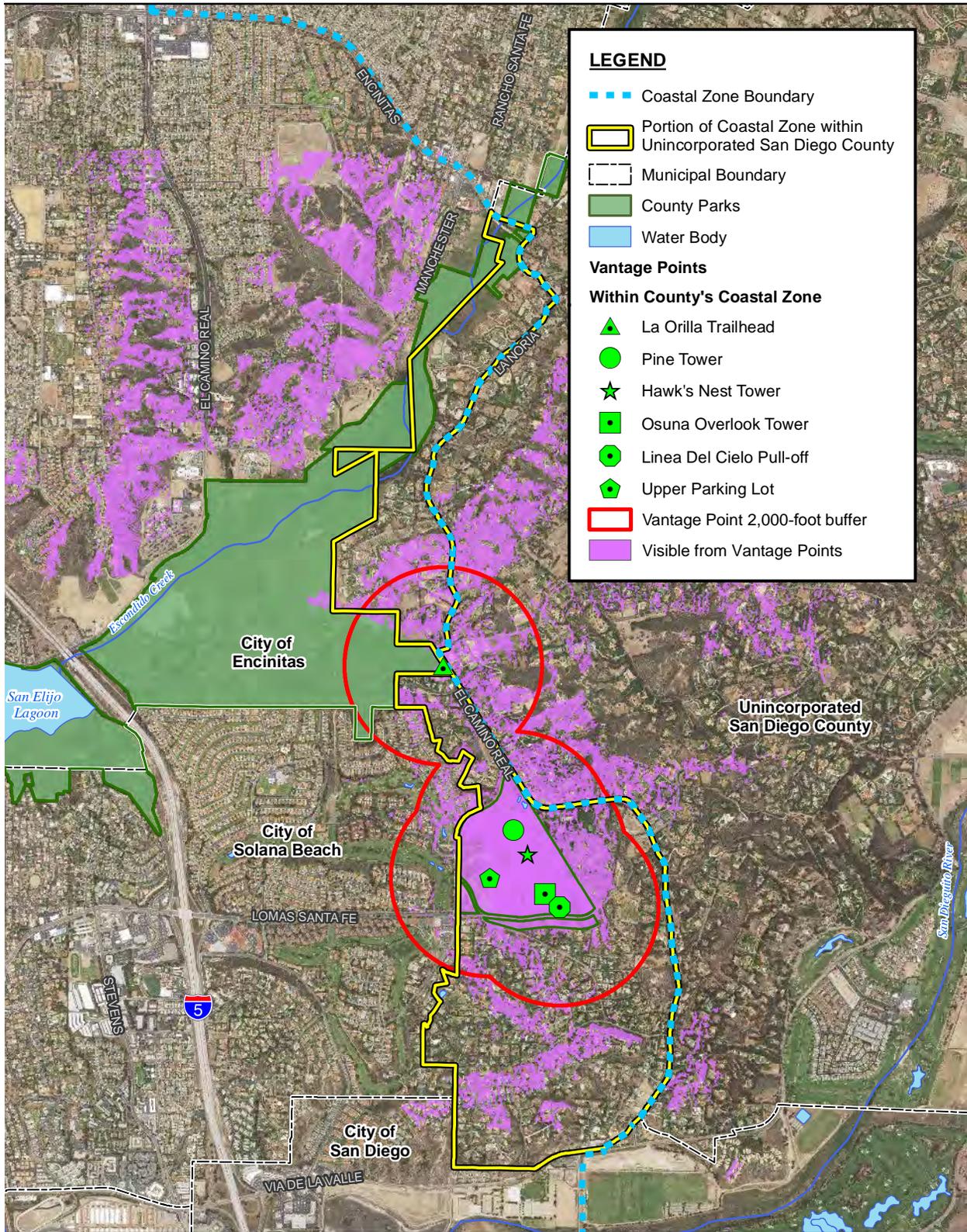
Public viewing areas outside of the County's Coastal Zone include Manchester Avenue, I-5, Pacific Coast Highway, Lomas Santa Fe Drive, and Via De La Valle; open space areas within the County's Coastal Zone are generally at least partially visible from these public viewing areas. Public viewing areas within the County's Coastal Zone are in the Park, La Orilla Trailhead (which connects to the trail networks within San Elijo Lagoon Ecological Reserve), and the scenic drives along La Bajada to La Noria and El Camino Real, La Noria and El Camino Real, Highland Drive, Lomas Santa Fe Drive and Linea Del Cielo, and Sun Valley Road. Trail connections and viewpoints within the northern portion of the County's Coastal Zone, adjacent to San Elijo Lagoon, are privately accessible.

6.2 Coastal Act Policies

This section incorporates the principal Coastal Act policies relevant to scenic and visual resources.

Section 30251

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually



Source: SanGIS 2016; NAIP 2014.

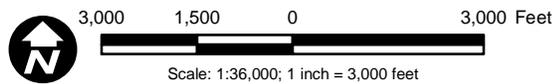


Figure 14
Viewsheds

degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the California Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

6.3 Land Use Plan Policies

This section provides land use policies intended to protect and preserve scenic and visual resources.

6.3.1 Preservation of Views and Vistas

Policy 6.1

Preserve the scenic and visual qualities of the County's Coastal Zone, including designated open space areas for conservation and recreation adjacent to the San Elijo Lagoon, San Dieguito Park, mature vegetation, and the rural residential neighborhoods of Stone Bridge, Sun Valley and Vicinity, and surrounding communities. Street trees and vegetation shall be chosen so as not to block views upon maturity.

Policy 6.2

A Coastal Permit may only be approved for new development on legally created lots. All applications for new development on a vacant parcel shall provide evidence of the date and method by which the subject parcel was created. If no such evidence can be found, a Coastal Permit shall be sought to establish the legality of the parcel.

Policy 6.3

Land divisions, including lot line adjustments, shall be designed to minimize impacts to visual resources by:

- clustering the building sites to minimize site disturbance and maximize open space;
- prohibiting building sites on ridgelines;
- minimizing the length of access roads and driveways;
- reducing the maximum allowable density in steeply sloping and visually sensitive areas;
- minimizing grading and alteration of natural landforms;
- landscaping or revegetating all cut and fill slopes, and other disturbed areas at the completion of grading; and
- incorporating interim seeding of graded building pad areas, if any, with native plants unless construction of approved structures commences within 30 days of the completion of grading.

Policy 6.4

Subsequent development on a parcel created through a land division shall conform to all provisions of the approved Coastal Permit that authorized the land division or any amendments thereto.

Policy 6.5

The following existing viewing points will be maintained, and where necessary, upgraded:

- Upper parking lot at San Dieguito Park;
- Pull-off on Linea del Cielo within San Dieguito Park;
- La Orilla Trailhead, and portions of the trail adjacent to the County's Coastal Zone;
- Pine Tower;
- Hawk's Nest Tower; and
- Osuna Overlook Tower

Policy 6.6

Public views to the County's Coastal Zone and open spaces adjacent to San Elijo Lagoon from major public viewpoints, as identified in Figure 6 of the LUP shall be protected. Development that may affect existing or potential public views shall be designed and sited in a manner that restores, preserves, or enhances designated view opportunities and visual qualities of the site.

Locations along public roads, railways, trails, parklands, and beaches that offer views of scenic resources are considered public viewing areas. Road alignments within the County's Coastal Zone shall minimize alterations to the landscape by following the contours of existing, natural topography such that scenic areas are enhanced. Existing public roads within the County's Coastal Zone that provide views of the ocean or other scenic resources include:

- La Bajada to La Noria and El Camino Real
- La Noria and El Camino Real
- Highland Drive
- Lomas Santa Fe Drive and Linea Del Cielo
- Sun Valley Road

Public viewing areas shall be protected. To protect vista points, the scenic and visual qualities within the County's Coastal Zone shall be designated as "Critical View Sheds" within which the character of development would be regulated to protect the integrity of the vista points (Figure 6).

(a) Critical View Shed areas should meet the following requirements:

- (1) Extend radially for 2,000 feet (610 meters) from the vista point, with the exception of San Dieguito Park, which would be included in its entirety;
- (2) Include areas upon which development could potentially obstruct, limit, or degrade the view.

(b) Development within the Critical View Shed area will be subject to design review as part of any discretionary review and will be based on the following:

- (1) Building height, bulk, roof line and scale should not obstruct, limit or degrade the existing views;
- (2) Landscaping should not, at maturity, obstruct views;
- (3) Landscaping should be located to screen adjacent undesirable views (parking lot areas, mechanical equipment etc.).

6.3.2 Development

Policy 6.7

Development within the County's Coastal Zone shall be subject to design-review based on the following and in accordance with existing County regulations and ordinances:

- (a) Protection of site topography and steep slopes.
- (b) Minimize or prevent substantial grading or reconfiguration of the project site.
- (c) Minimize grading outside of the building footprint.
- (d) Eliminating flat building pads on slopes and utilizing split level or stepped-pad designs.
- (e) Requiring that man-made contours mimic the natural contours to and blend with the existing terrain of the site and surrounding area.
- (f) Clustering structures to minimize site disturbance and to minimize development area.
- (g) Minimizing height and length of cut and fill slopes.
- (h) Minimizing the height and length of retaining walls.
- (i) Cut and fill operations may be balanced on-site, where the grading does not substantially alter the existing topography and blends with the surrounding area.
- (j) Export of cut material may be required to preserve the natural topography.
 - (l) Natural site amenities such as trees, rocks, and natural drainage channels.
- (m) Protection of ridgelines.
- (n) Preservation of dark skies.
- (o) Building height, bulk, roof line, and scale should not obstruct, limit, or degrade the existing views.
- (p) Visual compatibility with the character of surrounding areas.
- (q) Incorporation of natural features (including mature trees and rock formations) into proposed development and require avoidance of sensitive environmental resources.
- (r) Minimal removal of native vegetation, and landscape compatibility with existing vegetation.
- (s) Proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings

should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth. (County of SD Z2 Use Regs, 2341.c.4) Require approval of landscaping plans.

Policy 6.8

New development on properties visible from public trails in and around San Elijo Lagoon and San Dieguito Park, or other public viewing areas, shall be sited and designed to protect public views of the ridgelines and natural features of the area through measures including, but not limited to, providing setbacks from the slope edge, restricting the building maximum size, reducing maximum height limits, incorporating landscape elements and screening, incorporating earthen colors and exterior materials that are compatible with the surrounding natural landscape (avoiding bright whites and other colors except as minor accents). The use of highly reflective materials shall be prohibited.

Policy 6.9

Fences, walls, and landscaping shall not block major public views of scenic resources or views from other public viewing areas.

Policy 6.10

The impacts of proposed development on existing public views of scenic resources shall be assessed by the County prior to approval of proposed development or redevelopment to preserve the existing character of established neighborhoods. Existing public views of the ocean and scenic resources shall be protected.

Policy 6.11

Grading should retain the natural appearance of the existing land forms and natural slopes in excess of 25 percent shall be protected from unnecessary grading in accordance with the County's Resource Protection Ordinance.

Policy 6.12

Buildings should be designed to fit the existing topography. This can be accomplished by planning single level houses for relatively flat sites, and stepping houses up or down gradually sloped sites where this would not introduce impacts to sensitive habitats, result in geologic instability or impact scenic resources available from public viewing areas.

6.3.3 Signage

Policy 6.13

Signs shall be prohibited in areas within the County's Coastal Zone with the exception of signs that serve as way-finding and road usage under the County's jurisdiction, temporary real estate signs, and signage allowed through commercial zoning designations. The location, design, number, and size of all other

signs must not detract from the visual setting of the County's Coastal Zone, obstruct significant views, nor incur any adverse impact upon the basic character of the community or on property values.

6.3.4 Night Lighting

Policy 6.14

Exterior lighting (with the exception of traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity features, screened, and directed downward and away from ESHA to minimize impacts on wildlife and limit visibility from any adjoining property or street. Night lighting for any development located adjacent to ESHA, ESHA buffer, or where night lighting would increase illumination in ESHA shall be prohibited.

Policy 6.15

The County's Coastal Zone contains limited street lighting in order to preserve the dark night sky as part of the rural residential character. As such, street lighting deemed necessary for traffic safety at road intersections and along streets shall be low level, timed, directed downward, and screened to minimize lighting impacts on the dark sky.

6.3.5 Telecommunications Facilities

Policy 6.16

Utilities shall be constructed and routed underground except in where natural features prevent undergrounding or where safety considerations necessitate above ground construction and routing. Utilities determined to be constructed aboveground shall be done in a manner that minimizes impacts to views and colocation of utilities shall be required where feasible.

Policy 6.17

New development, including a building pad, if provided, shall be sited on the flattest area of the project site, except where there is an alternative location that would be more protective of scenic resources or ESHA.

Policy 6.18

All new structures shall be sited and designed to minimize impacts to scenic resources by:

- Ensuring visual compatibility with the character of surrounding areas;
- Avoiding large cantilevers or under stories; and
- Setting back.

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7 Planning, New Development, and Public Works

7.1 Introduction

The County's General Plan guides the intensity, location, and distribution of land uses in the County's Coastal Zone by identifying land use designations. Land within the County's Coastal Zone is primarily designated as Semi-Rural Residential (SR-2). The remaining land within the County's Coastal Zone is designated as Rural Lands (RL-20), Open Space (Conservation), Open Space (Recreation), and small pockets of Office Professional (Semi-Rural) and Public/Semi-Public Facilities (P/SP). The Land Use Designations that are applicable to the County's Coastal Zone are shown in Figure 4.

In terms of existing uses within the County's Coastal Zone, the majority of the area is already built out as low-density estate residential, with pockets of open space for recreation and for conservation. In addition, there are small areas with commercial uses and with public facility uses. Thus, there is little undeveloped or vacant land. The majority of development that is anticipated to occur within the County's Coastal Zone is expected to be residential additions and repairs/replacements. All new development is subject to review for consistency with existing County regulations including but not limited to the General Plan, San Dieguito Community Plan, Zoning Ordinance, Code of Regulatory Ordinances, and CEQA in addition to conformance with the LCP.

7.2 Coastal Act Policies

This section incorporates the principal Coastal Act policies relevant to planning, new development and public works.

Section 30250

- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.
- (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.
- (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Section 30252

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

7.3 Land Use Plan Policies

This section provides land use policies related to planning, new development, and public works.

7.3.1 General Policies

Policy 7.1

All development that requires a discretionary action is subject to written findings affirming that it is consistent with all LUP policies, regulations within the IP, and provisions of the County's certified LCP, except as otherwise noted in Section 9404 (Exemptions) of the Implementation Plan.

Policy 7.2

If there is a conflict between a provision of this LCP and a provision of the General Plan, or any other County-adopted plan, resolution, or ordinance not included in the LCP, and it is not possible for the development to comply with both the LCP and such other plan, resolution or ordinance, the LCP shall take precedence and the development shall not be approved unless it complies with the LCP provision.

Policy 7.3

Off-street parking, which is described in the IP, as regulated by the County's Zoning Ordinance, Section 6000, General Regulations, shall be provided for all new development in accordance with the policies of the LUP to assure there is adequate public access to coastal resources.

Policy 7.4

Grading should retain the natural appearance of the existing land forms and natural slopes in excess of 25 percent shall be protected in accordance with the County's Resource Protection and Grading Ordinance restrictions.

Policy 7.5

Communication processing, storage, and transmission facilities, and lines shall be sited, designed, and operated to avoid, or minimize impacts to ESHA, and scenic resources consistent with all provisions of

the LCP. If there is no feasible alternative that can eliminate all impacts, the alternative that would result in the fewest or least impacts shall be selected consistent with federal regulations.

Policy 7.6

Land divisions shall be designed to cluster development, including building pads, if any, in order to minimize site disturbance, landform alteration, and removal of native vegetation, to minimize required fuel modification, and to maximize open space, as feasible.

Policy 7.7

The County shall not approve a land division if any parcel being created would not be consistent with the maximum density designated by the LUP map, and the slope density criteria. In cases where additional density is desired, Coastal Commission approval would be required in addition to County approval.

Policy 7.8

Manage the location of new development and redevelopment through this LCP, the County's General Plan and the County Code of Ordinances, and the County's Zoning Ordinance, which provide both policy and regulations governing the form and location of existing and future development, including:

- Locations of residential, commercial, industrial, public and open space land uses, such as visitor serving commercial and recreational development.
- Public works and facilities, such as: (1) roadways, water and sewer systems; and (2) drainage improvements to support existing and planned development.
- Development standards for each type of land use, such as: (1) density limitations; (2) building setbacks; and (3) height limits.

Specific regulations associated with coastal zones, such as: (1) resource protection area requirements; (2) wildland urban onterface areas; and (3) landscaping guidelines.

Policy 7.9

Land divisions are only permitted if they are approved by a Coastal Permit. Land divisions include subdivisions (through parcel map, tract map, grant deed, or any other method), lot line adjustments, revisions, mergers, and certificates of compliance.

Policy 7.10

Subsequent development on a parcel created through a land division shall conform to all provisions of the approved land division permit, including, but not limited to, the building site location, access road/driveway design, and grading design, and volumes.

Policy 7.11

For issuance of an unconditional certificate of compliance pursuant to Government Code Section 66499.35 for a land division that occurred prior to the effective date of the Coastal Act (or Proposition 20 for parcels within the coastal zone as defined in that proposition), where the parcel(s) was created in compliance with the law in effect at the time of its creation and the parcel(s) has not subsequently been merged, subdivided, subject to a lot line adjustment, lot split or any other division of land or otherwise altered, the County shall not require a Coastal Permit. For issuance of a conditional certificate of compliance pursuant to Government Code Section 66499.35 for a land division that occurred prior to the effective date of the Coastal Act, where the parcel(s) was not created in compliance with the law in effect at the time of its creation, the conditional certificate of compliance shall not be issued unless a Coastal Permit that authorizes the land division is approved. In such a situation, the County shall only approve a Coastal Permit if the land division, as proposed or as conditioned, complies with all policies of the LCP.

Policy 7.12

For issuance of either a conditional or an unconditional certificate of compliance pursuant to Government Code Section 66499.35 for a land division that occurred after the effective date of the Coastal Act, the certificate of compliance shall not be issued unless a Coastal Permit that authorizes the land division is approved. In such a situation, the County shall only approve a Coastal Permit if the land division, as proposed or as conditioned, complies with all policies of the LCP.

Policy 7.13

Existing, lawfully established structures that were built prior to the adopted date of the LUP that do not conform to the provisions of the LCP shall be considered non-conforming structures. Non-conforming uses or structures may not be increased or expanded into additional locations or structures. Such structures may be maintained and repaired as long as the improvements do not increase the size or degree of non-conformity. This section shall not be interpreted to allow the reconstruction of a non-conforming structure unless destroyed by a disaster as defined in Public Resources Code § 30610(g)(2)(A). Additions and improvements to such structures may be permitted provided that such additions or improvements do not increase the size or degree of the non-conformity.

Policy 7.14

Protection of ESHA and public access shall take priority over other development standards and where there is any conflict between general development standards and ESHA and/or public access protection, the standards that are most protective of ESHA and public access shall have precedence.

Policy 7.15

A land division shall not be approved if it creates a parcel that would not contain an identified building site that could be developed consistent with all of the policies of the LCP.

Policy 7.16

Assess the potential for environmental effects of new development or redevelopment before granting County approval in accordance with CEQA and to avoid, reduce and/or mitigate impacts where feasible.

Policy 7.17

New development shall conform with the County's Resource Protection Ordinance regarding steep slopes, including measures to minimize potential impacts to scenic and visual resources, and to minimize the risk from hazards. The measures include, but are not limited to limiting grading, retaining walls, restricting development on steep slopes, protecting ridgelines, and applying siting, and design restrictions (scenic and visual policies).

Policy 7.18

The installation of reclaimed water lines to provide irrigation for approved landscaping or fuel modification areas for approved development may be permitted, if consistent with all policies of the LUP.

Policy 7.19

Consistent with the Coastal Act (Public Resources Code §30610(d)), repair and maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities do not require a Coastal Permit, although the County may require a permit if the County determines such repairs and maintenance involve a substantial adverse environmental impact that cannot be mitigated.

However, for purposes of compliance with the Public Resources Code Section 30610(d), the following extraordinary methods of repair and maintenance shall require a Coastal Permit because they involve a potential risk of substantial adverse environmental impact:

- (a) Any repair or maintenance to facilities, or structures, or work located in an ESHA that include:
 - (1) The placement or removal, whether temporary or permanent, of any form of solid materials.
 - (2) The presence, whether temporary or permanent, of mechanized equipment or construction materials.
 - (3) The replacement of 20 percent or more of the exterior materials of an existing structure with materials of a different kind; or
 - (4) The presence, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area, bluff, or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams.

7.3.2 Commercial Policies

Policy 7.20

Upgrade existing commercial areas through clean-up, landscaping, beautification, utility undergrounding, and by repaving and/or redesign of parking lots.

Policy 7.21

Consider commercial uses in adjacent urbanized areas when determining the need for additional or expanded commercial uses within San Dieguito.

Policy 7.22

Maintain and protect land planned and zoned for office-professional, general commercial, and heavy commercial land uses along Via de la Valle. These commercial zoning districts provide business that serve both visitors and local residents with a diverse selection of goods and services.

Policy 7.23

Encourage visitor serving retail uses in the commercial zones. Existing visitor serving uses shall be protected and new visitors serving facilities are encouraged.

7.3.3 Residential Policies

Policy 7.24

Require lot sizes within the Residential areas of the Covenant of Rancho Santa to be preserved at 2.86 acres and 2 acres, in zoning and through discretionary actions.

Policy 7.25

Except within the Covenant of Rancho Santa Fe, site designs should emphasize the clustering of dwelling units in order to improve upon the amount and character of usable open space.

Policy 7.26

New and existing residential development should provide landscaping between the curb and abutting property line and underground utilities, consistent with the County's Landscape and Water Efficient Design Ordinance.

Policy 7.27

When the natural terrain is altered, new landscaping shall utilize be in conformance with the County's Landscape Ordinance and Water Efficient Landscape Design Manual which prioritizes the use of native and drought tolerant species, and water conservation measures.

Policy 7.28

Unaltered land greater than 25 percent slope and at least 1000 square feet in area shall be retained in its natural state in conformance with the County's Resource Protection Ordinance regarding steep slopes.

Policy 7.29

Residential land use maximum density will be determined per maximum density provisions of the General Plan Land Use Element.

Policy 7.30

All residential development, including land divisions and lot line adjustments, shall conform to all applicable LCP policies, including maximum density provisions. Allowable densities are stated as maximums. Compliance with the other policies of the LCP may further limit the maximum allowable density of development.

Policy 7.31

A minimum of one on-site or on-street parking space shall be required for the exclusive use of any second residential unit in conformance with the County's Zoning Ordinance, Section 6000 General Regulations, unless approved by County Board of Supervisors pursuant to the County's Affordable Housing policies.

Policy 7.32

Require that development within the Covenant of Rancho Santa Fe be compatible with the historic development patterns and California State Landmark designation.

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8 Cultural and Paleontological Resources

8.1 Introduction

The Coastal Act requires mitigation for any adverse impacts on archaeological/cultural and/or paleontological resources. As such, a brief history of the region and results from the existing cultural records search is provided in this section.

8.1.1 Regional History

The San Elijo Lagoon area supported a substantial native coastal population, starting around 8,000 years ago, as SLR began to slow and shape formations of a productive bay, lagoon, and estuary habitats (San Elijo Lagoon Conservancy 2016). The Kumeyaay group occupied much of San Elijo Lagoon and the County's Coastal Zone prior to Spanish colonization starting in the late 1700s. Most of the area was largely undeveloped under the Spanish land grant and ownership of Juan Maria Osuna between 1830 to early 1900s, and mainly used for grazing and agriculture (San Diego County 2014).

Under ownership of the Santa Fe Railway and Santa Fe Land Improvement company between the early 1890s through 1928, Coast Highway 101 and the Atchison, Topeka, and Santa Fe Railroad developed as major transportation routes to enable coastal access, alongside the communities of Solana Beach, Encinitas, and Rancho Santa Fe around the lagoon (San Elijo Lagoon Conservancy 2016). The Rancho Santa Fe Covenant was established in 1928 and set in place basic restrictions and conditions regulating future development of the community in order to maintain the characteristics of farmer estates, thereby becoming one of the first planned communities in California (Rancho Santa Fe Historical Society 2016; California State Parks 2016). The Santa Fe Covenant area was designated as a California State Landmark in 1982 in recognition of its history and unique development pattern (San Diego County 2014).

8.1.2 Existing Cultural Records Search Results

A records search was performed of the records on file at the South Coastal Information Center (SCIC) and provided to the County under contract. The SCIC manages the San Diego County portion of the State of California's records of cultural resources for the California Office of Historic Preservation (OHP). The search area included the County's Coastal Zone and a buffer of 300 feet.

The records search identified a total of 15 cultural resources within the search area. Of the 15 resources, 13 are prehistoric archaeological sites, 1 is a historic archaeological site, and 1 is a historic building. Archaeological site types are summarized in Table 4 below.

Table 4. Archaeological Site Types

Site Type	Count
Historic-period resource (bridge, refuse scatter, structure, well/cistern)	1
Prehistoric habitation/temporary camp	3
Prehistoric lithic & shell scatter	6
Prehistoric shell midden/scatter	2
Isolated artifact/feature	2

Based on geological and environmental characteristics of the area, it is likely that undiscovered archaeological sites may exist within portions of the County's Coastal Zone. In particular, the area around San Elijo Lagoon is rich in resources that would have been appealing to past peoples. Many of the prehistoric sites identified during the records search are clustered around the lagoon.

8.1.3 Coastal Act Provisions

The Coastal Act does not explicitly address protection of historical resources; however, Sections 30244 and 30253(e) of the Coastal Act mandate protection of archaeological and paleontological resources as well as protection of coastal communities that draw visitors because of their special characteristics, including in terms of the way in which historic resources contribute to an area's community character. Similarly, Section 30251 protection for visual resources extends to the manner in which history affects and informs such resources.

8.2 Coastal Act Policies

Section 30244

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

8.3 Land Use Plan Policies

This section provides land use policies related to the preservation of cultural, archaeological, and paleontological resources.

Policy 8.1

New development within archaeologically sensitive areas shall be conditioned to implement appropriate mitigation measures.

Policy 8.2

New development should incorporate the placement of cultural resource areas within open space easements, landscape areas or parks. Capping of sites may be an appropriate measure dependent upon

the project specifics. The County Official in consultation with the Project Archaeologist and Native American monitor will determine the appropriate mitigations.

Policy 8.3

The discovery of cultural resources during pre-development surveys and during development shall require that all ground disturbance operations be stopped in the area of discovery to allow evaluation of the identified resource. Outreach shall be conducted with the culturally-affiliated tribe(s). Development shall include appropriate mitigation to protect the quality and integrity of these resources.

Policy 8.4

Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.

Policy 8.5

Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.

Policy 8.6

Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.

Policy 8.7

Paleontological monitors are required during grading operations at the discretion of County officials, per the County's Guidelines for Determining Significance – Cultural Resources and the County's Grading Ordinance, Section 87.430. Paleontological monitoring is required for any excavation into high, moderate, low or marginal soil sensitivity.

Policy 8.8

Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process for all new development and construction.

Policy 8.9

New development shall protect and preserve significant archaeological, historical and paleontological resources from destruction, and shall avoid, and minimize impacts to such resources consistent with CEQA.

Policy 8.10

All new development or construction should be preceded by surveys, test excavations and evaluations to identify cultural resources. Appropriate mitigation shall be implemented in accordance with the County's Guidelines for Determining Significance – Cultural Resources. All site locations shall be maintained in a confidential appendix.

Policy 8.11

Grading operations must be suspended upon discovery of fossils greater than twelve inches in any dimension. The County Official must be notified. The appropriate resource recovery operations shall be carried out per County Guidelines and shall be completed prior to the County Official's authorization to resume normal grading operations, per the County's Grading Ordinance, Section 87.43 and County's Guidelines for Determining Significance – Cultural Resources.

Policy 8.12

Encourage the owners of significant historic architectural sites to apply for Mills Act historical property designation for income tax benefits and register for Landmark Zoning with the County Historic Site Board.

Policy 8.13

New development on sites identified as archaeologically sensitive shall include on-site monitoring of all grading, excavation, and site preparation that involve earth moving operations by a qualified archaeologist(s), and appropriate Native American consultant(s).

Policy 8.14

Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.

Policy 8.15

The County shall coordinate with appropriate agencies (e.g. Native American Heritage Commission, State Historic Preservation Officer) and tribal representatives to identify archaeologically sensitive areas and to determine the appropriate treatment of cultural resources. Such information should be kept confidential to protect archaeological resources.

Policy 8.16

Where development would adversely impact historical or archaeological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

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9 Coastal Hazards

9.1 Introduction

There are three primary types of natural hazards in the County Coastal Zone including hillside-related geologic hazards, flooding hazards, and fire hazards. Hillside-related geologic hazards occur due to the presence of steep slopes, shown on Figure 10, Steep Slopes. Flood hazards areas in the County's Coastal Zone are related to the existence of the 100-year and 500-year floodplains, shown in Appendix A, Figure 1, Federal Emergency Management (FEMA) Special Flood Hazard Areas. Fire hazards in this portion of the County are related to the presence of wildland urban interface (WUI). Policies related to each of these natural hazard areas are included in the LUP. Other potential hazards that may occur within the County's Coastal Zone include rain-induced landslide hazards, liquefaction hazards, earthquake hazards, and dam failure hazards as described in the San Diego County Multi-Jurisdictional Hazard Mitigation Plan (August 2010).

Managing development to respond to coastal hazards is a key component of a local coastal program. The Coastal Act policies direct new development to reduce risks to life and property and avoid substantial changes to natural landforms. Coastal Act Section 30253 provides, in part, that new development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The responses to coastal hazards in an LUP should provide for solutions that have the least impacts on coastal resources. There are no policies in the LUP related to waves, storm surge, tsunami, or other oceanfront-specific hazards because the County's Coastal Zone is located entirely inland.

9.2 Coastal Act Policies

Section 30236

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

Section 30253

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
- (d) Minimize energy consumption and vehicle miles traveled.
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

9.3 Land Use Plan Policies

This section provides land use policies related to coastal hazards.

Policy 9.1

Require that development be located and designed to protect property and residents from the risks of hazards.

Policy 9.2

Require development to be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.

Policy 9.3

Direct development away from areas with high landslide, mudslide, or rock fall potential.

Policy 9.4

Prohibit development from causing or contributing to slope instability in accordance with the County's Resource Protection Ordinance regarding steep slopes.

Policy 9.5

Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.

Policy 9.6

Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires, in accordance with the County's Resource Protection Ordinance regarding steep slopes and the County's Consolidated Fire Code.

Policy 9.7

Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.

Policy 9.8

Require all new development or redevelopment, as defined in the IP, to meet current ignition resistance construction codes in accordance with the County's Consolidated Fire Code and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.

Policy 9.9

Support programs consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, development shall be sited so that fuel management needs to protect structures and avoid impacts to native vegetation and sensitive habitats.

Policy 9.10

Ensure that water supply systems for development are adequate to combat structural and wildland fires.

Policy 9.11

The County of San Diego Coastal Zone contains areas subject to hazards that present risks to life and property. These areas require additional development controls to minimize risks. Potential hazards in the Coastal Zone include, but are not limited to, the following:

- Seismic ground shaking: Shaking induced by seismic waves traveling through an area as a result of an earthquake on a regional geologic fault.
- Liquefaction Hazard: Areas where water-saturated artificial fill or sediment can potentially lose strength and fail during strong ground shaking; related hazards include dynamic compaction and lateral spread.
- Earthquake induced landslides.
- Flood Hazard: Areas most likely to flood during major storms.

- Fire hazard: Areas subject to major wildfires located in the County's WUI.
- Rain-Induced Landslide Hazard: Excessive rainfall on a cliff or slope.
- Dam Failure Hazard: Large quantity of water suddenly released with a great potential to cause human casualties, economic loss, lifeline disruption, and environmental damage.

Policy 9.12

Land divisions, including lot line adjustments, shall be prohibited unless all proposed parcels can be demonstrated to be safe from flooding, erosion, fire and geologic hazards and will provide a safe, legal, all-weather access road(s), which can be constructed consistent with all policies of the LCP.

Policy 9.13

Development in floodplains shall be limited to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels or substantially interfere with flood flows during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset any such harm, to the environmental values of the floodway area. Development of permanent structures for human habitation or as a place of work shall not be permitted in a floodway.

Policy 9.14

Development within flood prone areas subject to inundation or erosion shall be prohibited unless no alternative building site exists on the legal lot and proper mitigation measures are provided to minimize or eliminate risks to life and property from flood hazard. The County shall ensure that permitted development and fill in the 100-year floodplain will not result in an obstruction to flood control and that such development will not adversely affect coastal wetlands, riparian areas, or other sensitive habitat areas within the floodplain, in accordance with the County's Resource Protection Ordinance regarding floodplains and floodways.

Policy 9.15

Permitted infill development in the 100-year floodplain shall be limited to structures capable of withstanding periodic flooding without requiring the construction of on or off-site flood protective works or channelization. Proposed development shall be required to incorporate the best mitigation measures feasible pursuant to Public Resources Code Section 30236.

Policy 9.16

Ensure that options are identified for protecting existing trails and roads, as well as other infrastructure as it becomes relevant, from sea level rise, storm surge, and riverine flooding. If necessary, identify potential future alignments for relocating roads and trails if existing locations cannot be feasibly protected.

Policy 9.17

Require all proposed development to be set back from the floodway in accordance with the County's Resource Protection Ordinance related to floodways and floodplains so that it is outside the erosion/sedimentation hazard area and in areas where the Director of Public Works has determined that the potential for erosion or sedimentation in the floodplain is significant.

Policy 9.18

When steep slopes cover 10 percent or more of a lot proposed for development, the development must comply with the County's Resource Protection Ordinance and place the steep slopes into an open space easement. The open space easement shall provide sufficient encroachments necessary for access and clearing.

Policy 9.19

New development shall provide adequate drainage and erosion control facilities that convey site drainage in a non-erosive manner in order to minimize hazards resulting from increased runoff, erosion, and other hydrologic impacts to water bodies.

Policy 9.20

Regulate development in hillside areas to minimize alteration of natural landforms and enhance scenic qualities of the County, protect native coastal vegetation, preserve existing watersheds, and reduce the potential for environmental hazards including soil erosion, landslides, adverse impacts due to runoff, and other impacts which may affect general safety and welfare.

Policy 9.21

Require a quantitative slope stability analysis for all Site Development Plan or Major Use applications that shows the slope categories for the entire property in compliance with the County's Resource Protection Ordinance.

Policy 9.22

Any projects that propose building bluff properties, or inland bluff projects must include a geologic reconnaissance report to determine the geologic stability of the area. When additional information is needed to assess stability, a preliminary engineering geology report must also be prepared identifying the results of the subsurface investigation regarding the nature and magnitude of unstable conditions, as well as mitigation measures needed to reduce or avoid such conditions.

Policy 9.23

On ancient landslides, unstable slopes, and other geologic hazard areas new development shall only be permitted where an adequate stability can be maintained for the expected life of the development. Adequate stability generally means a minimum factor of safety of 1.5 (static) and 1.1 (seismic).

Policy 9.24

New development which does not conform to the provisions of the LCP shall be prohibited on property or in areas where such development would present an extraordinary risk to life and property due to an existing or demonstrated potential public health and safety hazard.

Policy 9.25

Within the WUI, the area within 100 feet of a habitable structure is divided into two zones as follows. Zone 1 is located from 0 - 50 feet from the residence and Zone 2 located from 50-100 feet from the residence. Required fuel modification that may take place in both zones is defined as follows: In Zone 1, vegetation that is not fire-resistant shall be removed and re-planted with fire-resistant plants. In Zone 2, all dead and dying vegetation shall be removed. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses shall be maintained at a height not to exceed 6 inches. Root systems and stumps will be left in place to minimize soil disturbance and soil erosion. All fuel modification work will be done by hand crews only.

Policy 9.26

The Fire Marshal retains the discretion to reduce or expand the fire zones on a case-by-case basis, with specific findings due to factors that may include, but are not limited to building material, topography, vegetation load, and type.

All discretionary permit applications for projects shall be reviewed by the Fire Marshal to determine if any thinning or clearing of native vegetation is required. The Fire Marshal may reduce the 100 ft. fuel management requirement for existing development, when equivalent methods of wildfire risk abatement are included in project design.

Equivalent methods of fire risk reduction shall be determined on a case-by-case basis by the Fire Marshal and may include the following, or a combination of the following, but are not limited to:

- Compliance with Building Code and Fire Code requirements for projects located in the Wildland Urban Interface (County Building Code Chapter 7A and County Consolidated Fire Code Chapter 49);
- Installation of masonry or other non-combustible fire resistant wall up to six feet in height;
- Reduced landscaping that is compliant with the County of San Diego fire hazard risk reduction plant list and planting guidelines;
- Other alternative construction to avoid the need for vegetation thinning, pruning or vegetation removal.

Policy 9.27

Within the WUI, the person owning or occupying a building or structure shall maintain a fuel modification zone within 100 feet of that building or structure.

Policy 9.28

Within the WUI, the person owning or occupying a building or structure shall clear the area within 50 feet of a building or structure of vegetation that is not fire resistant and re-plant the area with fire resistant plants.

Policy 9.29

Within the WUI, the person owning or occupying a building or structure shall clear the area within 50 to 100 feet of a building of all dead or dying vegetation. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses shall be maintained at a height not to exceed 6 inches. The chips from chipping of vegetation that is done on-site may remain if the chips are dispersed so they do not exceed 6 inches in depth. Trees may remain in both areas provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures is not less than 10 feet.

Policy 9.30

Fuel Modification Requirements for New Development – New development, including but not limited to subdivisions and lot line adjustments shall be sited and designed so that no brush management or the 100 ft. fuel modification encroaches into ESHA.

Policy 9.31

Fuel Modification Requirements for Additions to Existing Structures –Where a new addition would encroach closer than 100 feet to an ESHA, the Fire Marshal shall review the project for fuel modification requirements. If a 100 foot fuel modification zone would encroach into ESHA, the additions shall not be permitted unless the addition would not encroach any closer to ESHA than existing principal structures on either side of the development.

Policy 9.32

Fuel Modification Requirements for Existing Development - The County shall encourage property owners to implement fire risk reduction alternatives, including those listed in Policy 9.23, as a means to avoid any impacts to ESHA. However, the Fire Marshal may require fuel modification to occur adjacent to existing development as outlined in the established zones. If fuel modification is required by the Fire Marshal for existing development that would encroach into ESHA, the alternative that has the least impact on ESHA shall be implemented where feasible.

Policy 9.33

All discretionary Coastal Permit applications for projects in the County's WUI shall be required to include a landscape plan that has been prepared in accordance with the County of San Diego "Suggested Plant List for a Defensible Space" <http://www.sdcountry.ca.gov/pds/docs/DPLU199.pdf> and planting guidelines emphasizing the use of fire-resistant, native, non-invasive, drought-tolerant and salt-tolerant species. These plants grow close to the ground, have a low sap or resin content, grow without accumulating dead branches, needles or leaves, are easily maintained and pruned. Any new vegetation planted must meet Planning & Development Services guidelines.

Policy 9.34

For purposes of this section, "encroachment" shall constitute any activity which involves grading, construction, placement of structures or materials, paving, removal of native vegetation including clear-cutting for brush management purposes, or other operations which would render the area incapable of supporting native vegetation or being used as wildlife habitat, including thinning as required in Zone 2.

Policy 9.35

If fuel modification is required by the Fire Marshal, a fuel modification plan will be required to be submitted to the City as part of the application for any development located in WUI Fire Hazard Severity Zones. Applications shall include a site plan describing and quantifying the potential thinning, pruning or removal of brush, if any, that would be required to provide fire safety for the project or would be needed to accommodate any/all project elements.

Policy 9.36

Any required thinning of flammable vegetation in the WUI shall be conducted by hand crews between September 15 through February 15. To minimize impacts to habitat, sensitive plant species will not be thinned or removed. Sensitive species such as *Quercus Dumosa* (Coastal Scrub Oak), *Ceanothus Verrucosus* (Coastal White Lilac), *Arctostaphylos Glandulosa* (Del Mar Manzanita) and *Corethrogyne Filaginifolia* var. *Linifolia* (Del Mar Sand-Aster) will not be thinned or disturbed in any way.

Policy 9.37

An emergency Coastal Permit shall include an expiration date of no more than one year and the necessity for a subsequent non-emergency Coastal Permit application, if it is determined that:

- (1) An emergency exists that requires action more quickly than permitted by the procedures for a Coastal Permit and the work can and will be completed within thirty (30) days unless otherwise specified by the terms of the Coastal Permit.
- (2) Public comment on the proposed emergency action has been reviewed, if time allows.
- (3) The work proposed would be consistent with the requirements of the certified LCP.
- (4) The emergency action is the minimum needed to address the emergency and shall, to the maximum extent feasible, be the least environmentally damaging temporary alternative. Prior to expiration of the

emergency Coastal Permit, if required, the permittee must submit a non-emergency Coastal Permit application for the development even if only to remove the development undertaken pursuant to the emergency Coastal Permit and restore the site to its previous condition.

All emergency permits shall be conditioned and monitored to ensure that all authorized development is approved under a regular Coastal Permit in a timely manner, but in no case greater than one year.

Policy 9.38

Information should be provided to the public concerning hazards and appropriate means of minimizing the harmful effects of natural disasters upon persons and property relative to siting, design and construction.

Policy 9.39

"Infill" is defined as: developing vacant parcels or redeveloping existing property in urban or sub-urban areas.

Policy 9.40

"Economic life of a structure" means 75 to 100 years unless specified and restricted for specific development proposals.

Policy 9.41

"Redevelopment" means creation, addition, or replacement of impervious surface on an already developed site. Examples include the expansion of building footprints, road widening, the addition or replacement of a structure, and creation or addition of impervious surfaces. Replacement of existing impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed exposing underlying soil during construction. Redevelopment does not include trenching and resurfacing associated with utility work, resurfacing existing roadways, new sidewalk construction, pedestrian ramps, or bike lane on existing roads; and routine replacement of damaged pavement, such as pothole repair.

10 List of Acronyms and Abbreviations

BMP	Best Management Practice
CCC	California Coastal Commission
CCT	California Coastal Trail
CDFW	California Department of Fish and Wildlife
CDP	Coastal Development Permit
CESA	California Endangered Species Act
cm	centimeter
CNDDDB	California Natural Diversity Data Base
CNPS	California Native Plant Society
Coastal Act	California Coastal Act of 1976
County's Coastal Zone	County of San Diego's Coastal Zone
CP	Community Plan
CRPR	California Rare Plant Ranks
CTMP	Community Trails Master Plan
CoSMoS	Coastal Storm Modeling System
CZ	Coastal Zone
DPR	County of San Diego, Department of Parks and Recreation
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
ENSO	El Niño Southern Oscillation
ESA	Endangered Species Act
ESHA	Environmentally Sensitive Habitat Area
FEMA	Federal Emergency Management Agency
GP	General Plan
GIS	Geographic Information System
General Plan	San Diego County General Plan
I-5	Interstate 5
IP	Implementation Plan
LCP	Local Coastal Program
LCP Update Report	County of San Diego Local Coastal Program Update Existing Conditions, Vulnerability and Risk, and Key Issues Report
LID	Low Impact Development
LUP	Land Use Plan
MHHW	mean higher high water
MLLW	mean lower low water
MSCP	Multiple Species Conservation Program
MWD	Metropolitan Water District of Southern California
NOAA	National Oceanic and Atmospheric Administration
NAVD88	North American Vertical Datum of 1988
NRC	National Research Council
NPDES	National Pollution Discharge Elimination System Permit
OHP	California Office of Historic Preservation
Park	San Dieguito Regional Park
PDO	Pacific Decadal Oscillation
PDS	County of San Diego Planning & Development Services Department

PRC	Public Resources Code
RCA	Resource Conservation Area
RWQCB	Regional Water Quality Control Board
SCIC	South Coastal Information Center
SD	San Diego County
SDCWA	San Diego County Water Authority
SLR	sea level rise
U.S.C.	U.S. Code
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

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Appendix A

Climate Change Vulnerability and Risk Assessment

APPENDIX A

Climate Change Vulnerability and Risk Assessment

According to the California Coastal Commission's (CCC) Sea Level Rise (SLR) Policy Guidance (CCC 2015), to be consistent with the Coastal Act hazard avoidance and resource protection policies, it is critical that local governments with coastal resources at risk from sea level rise certify or update Local Coastal Programs (LCPs) that provide a means to prepare for and mitigate these impacts. The CCC recommends the following six steps to address sea level rise as part of the development of an LCP.

1. Choose range of SLR projections relevant to LCP planning area
2. Identify potential SLR impacts in LCP planning area
3. Assess risks to coastal resources and development in planning area (i.e., identify problem areas)
4. Identify adaptation measures and LCP policy options
5. Draft updated or new LCP for certification with the CCC
6. Implement LCP and monitor and revise as needed

As part of the process to develop the Land Use Plan (LUP), a report was prepared addressing steps 1 through 3 above, entitled *County of San Diego Local Coastal Program Update Existing Conditions, Vulnerability and Risk, and Key Issues Report*. The climate change vulnerabilities and risk section of the report is presented below.

1.1 Sea Level Rise Projections

The following section summarizes SLR projections relevant to the County's Coastal Zone. The selected SLR scenarios were developed through a review of the CCC's SLR Policy Guidance (CCC 2015) and other local and regional SLR planning efforts conducted to date within the County. It was concluded that there are currently no consistently applied SLR scenarios within the County based on review of these prior studies. The majority of prior studies were performed prior to finalization of the CCC's recently adopted SLR policy guidance in August 2015 and therefore reflect the available guidance at the time of each study.

1.1.1 Sea Level Rise Ranges and Scenarios

The 2015 CCC SLR Policy Guidance recommends use of the best available SLR science for the California coast when addressing SLR in LCPs. The National Research Council's (NRC) 2012 report, *Sea-Level Rise for the Coasts of California, Oregon, and Washington: Past, Present, Future*, currently is considered the "best available science" by climate scientists. The years 2030, 2050, and 2100 were selected as the planning time horizons for the SLR vulnerability and risk assessment for the San Diego County LCP update for consistency with NRC planning horizons, to allow for evaluation of assets with a range of service lives, and to facilitate identification of trigger points for SLR impacts. NRC SLR projections were

adopted for evaluation as part of the SLR vulnerability and risk assessment conducted for the San Diego County LCP update. NRC’s 2012 report provides three different SLR scenarios: low-range (or best-case), mid-range, and high-range. These scenarios represent a range of possible futures. Use of the lowest projections is not recommended for planning purposes, since robust planning generally requires use of more conservative futures than best-case scenarios. The mid-range and high-range SLR scenarios were evaluated as part the vulnerability and risk assessment. These projections are shown in Table 1 and Exhibit 1.

Table 1. NRC (2012) Regional Sea Level Rise Projections for Southern California

NRC (2012) SLR Projections California – South of Cape Mendocino Region		
Year	Mid-Range (inches)	High-Range (inches)
2030	6	12
2050	11*	24
2100	37	66

Note: *A SLR value of 12 inches was adopted for the 2050 mid-range projection for the vulnerability and risk assessment because the risks at 11 and 12 inches of SLR would be comparable, and a 12-inch SLR amount can represent the 2030 high-range and 2050 mid-range scenarios using a single value.

Source: NRC (2012) Table 5.3 Regional Sea-Level Rise Projections Relative to Year 2000 for the Los Angeles tide station.

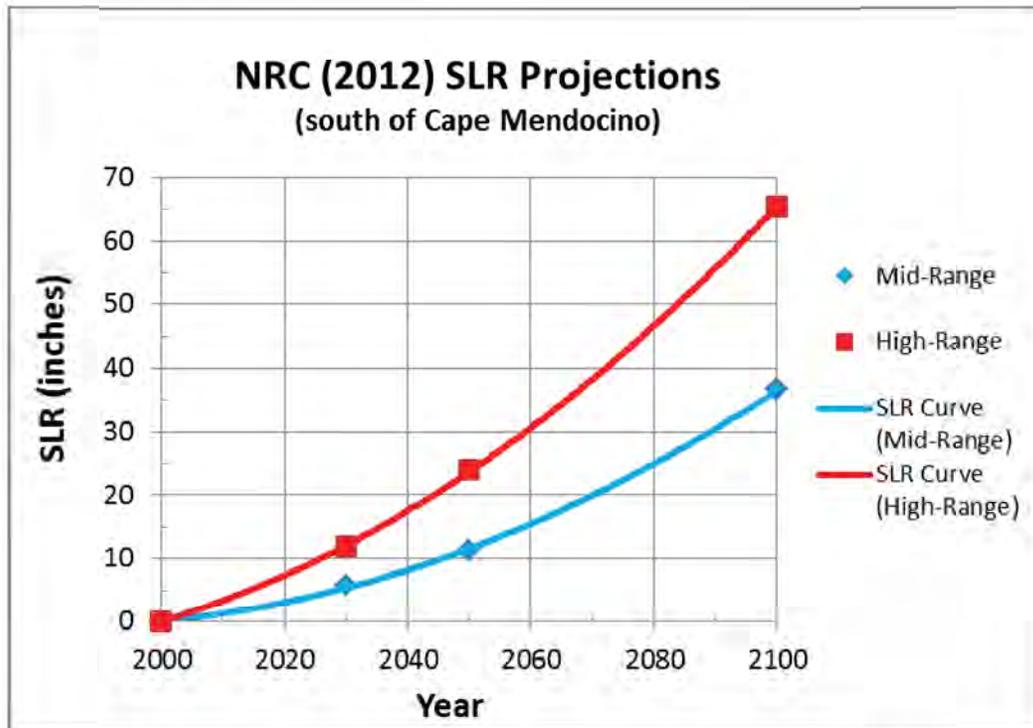


Exhibit 1. NRC (2012) Sea Level Rise Projections for Southern California

1.2 Potential Physical SLR Impacts

The following sections discuss potential SLR impacts to physical hazards, such as local water conditions, historical and future shoreline change, and water quality.

1.2.1 Existing Local Water Conditions

1.2.1.1 Tides

Coastal water levels fluctuate naturally throughout the day due to astronomical tides caused by the gravitational pull of the moon and sun. The San Diego coast experiences two high and two low tides each day, which vary in height over time. The largest annual tides, often referred to as King Tides, occur approximately four to five days each year. King Tides are the highest tide typically experienced during a daily high tide when the earth, moon and sun are aligned and closest each other. King Tides produce ocean levels that are approximately one foot higher than average high tides.

Tide elevations along the coast are typically measured relative to a vertical datum – a baseline position against which other elevations may be related. Tidal datums are defined by a certain phase of the tide, for example, mean higher high water (MHHW) or mean sea level. Tidal datums are calculated by the National Oceanic and Atmospheric Administration (NOAA) over a standard 19-year period of observation. The North American Vertical Datum of 1988 (NAVD88) is the current national standard reference datum. Tides along the San Diego open coast are characterized by NOAA’s recorded water levels at the La Jolla tide station. Table 2 shows NOAA’s published tidal datums and extreme tide estimates from the Federal Emergency Management Agency (FEMA) (BakerAECOM 2015). The diurnal tide range (height from MHHW to mean lower low water [MLLW]) is approximately 5.3 feet, although extreme tides can reach heights of nearly 8 feet.

Table 2. Tidal Datums and Extreme Tides at La Jolla, California, Tide Station

Water Level	Feet MLLW	Feet NAVD88
100-year Tide	7.93	7.74
50-year Tide	7.78	7.59
10-year Tide	7.46	7.27
Highest Observed Tide	7.66	7.47
Highest Astronomical Tide	7.14	6.95
Mean Higher High Water (MHHW)	5.32	5.13
Mean High Water (MHW)	4.50	4.31
Mean Tide Level (MTL)	2.75	2.56
Mean Sea Level (MSL)	2.73	2.54
Mean Low Water (MLW)	0.90	0.71
Mean Lower Low Water (MLLW)	0.00	-0.19

Source: NOAA Tides and Currents La Jolla, California, Tide Station (#9410230) and BakerAECOM (2015)

High tides propagate from the open coast through the mouth of San Elijo Lagoon, but tidal exchange and flushing are impeded by four constrictions or barriers within the lagoon: Highway 101, the railroad bridge, Interstate 5 (I-5), and the California Department of Fish and Wildlife (CDFW) dike. These barriers divide the lagoon into three distinct basins (west, central, and east) and mute the tide range within the lagoon so that high tides are lower and low tides are higher than along the open coast. The CDFW dike extends from north to south across the marsh and is the primary constraint on tidal flows reaching the upstream reaches of the lagoon. The CDFW dike and constriction at I-5 also impound freshwater discharge from Escondido and La Orilla Creeks. The east basin is primarily freshwater influenced as a result. The reduced tide range and impoundment of freshwater discharge produce a variety of transitional marsh habitats, including riparian, freshwater, brackish, and salt marsh. The distribution of these habitats depends on ground elevation, inundation regime, and water salinity.

1.2.1.2 Water Level Changes from Storms, Pacific Decadal Oscillation, El Niño Southern Oscillation, and Basin Phenomena

Many factors influence ocean water levels, including storm surge, ocean swell, wind waves, the El Niño Southern Oscillation (ENSO), the Pacific Decadal Oscillation (PDO), and tsunamis. Each of these factors can raise water levels independently, and two or more may combine to form exceptionally high coastal waters. Elevated coastal waters along the open Pacific coast will flow into San Elijo Lagoon and elevate water levels within the lagoon as well.

El Niño-Southern Oscillation: California's coastal water levels are strongly influenced by the large-scale changes in the ENSO cycle. Under normal conditions, global trade winds blow from east to west across the Pacific, moving warm surface water away from the Americas toward the western Equatorial Pacific. Every two to seven years these winds weaken or reverse, pushing warm, equatorial water toward the Americas, and north along the San Diego coastline. This warmer ocean water expands, and coastal waters during El Niño conditions are higher than typical. In addition, El Niño conditions in the Pacific Ocean frequently produce severe winter storms that impact the San Diego coastline because Pacific Ocean storms follow a more southerly route. Because the storm tracks are shifted farther south, waves approach from a more southerly direction, exposing normally protected reaches of shoreline to high water levels and wave hazards. It is important to note that while during some El Niño years, severe storm events, or series of storm events, do occur, El Niño, in and of itself, is not necessarily the cause of such events. El Niños can be strong or weak, and severe storm events can and have happened in California during El Niño, La Niña, or neutral years. The historical record shows that some of the most powerful storm events have hit California during non- El Niño years. In addition, how El Niño affects California also depends on where the PDO (described below) is in its cycle.

Pacific Decadal Oscillation: The PDO is a long-term (multi-decadal) ocean-atmosphere cycle of climate variability that shifts the locations of cold and warm water masses in the Pacific Ocean basin and alters the path of the jet stream. It is similar to ENSO, but it occurs over a longer time scale. The "warm" phase of the PDO is characterized by warmer than normal water temperatures in the eastern North Pacific and a more southerly jet stream. The "cool" phase of the PDO is characterized by cooler than normal water temperatures in the eastern North Pacific and a more northerly jet stream.

Coastal Storms: Large storm systems can impact the San Diego coast during the winter season. These storms are typically characterized by low barometric pressure and strong winds, which produce storm surge, and are accompanied by large powerful waves. Storm characteristics such as wind speed, water level, and wave height are often described statistically using a concept referred to as the “return period” such as a “100-year wave runup elevation.” It is important to note that a 100-year storm does not occur once every 100 years, but rather has a 1 percent chance of occurring in any given year. Therefore, it is possible to experience two 100-year storm events in a single year, or have a period of greater than 100 years without a 100-year storm.

Table 3 presents factors that may contribute to extreme water levels along the San Diego coast.

Table 3. Processes which temporarily elevate coastal waters along the San Diego coast

Factors Affecting Water Level	Typical Range	Duration of Impact	Frequency
King Tides	1-1.3 feet above MHHW	Hours	2-4 times each year
Storm Surge	0.5 to 2 feet	Days	Several times each year
Storm Waves	10 to 15 feet	Hours to Days	Several times each year
El Niño	0.5 to 1 feet	Months	Every 2 to 7 years
Pacific Decadal Oscillation	Unknown	20-30 years	Decades

1.2.1.3 Wave Impacts

Wave impacts from wave runup occur during coastal storm events along coastlines exposed to high tides, storm surge, and ocean storm waves. Since the Coastal Zone (CZ) is located landward of the Pacific coastline, it is not exposed to these hazards.

1.2.1.4 Flooding from Extreme Events

The CZ is subject to flooding from extreme events from a number of sources: (1) extreme tide flooding from the Pacific Ocean, (2) riverine flooding from watershed runoff, and (3) tsunami runup and inundation from local and distant seismic events. Potential sources of existing conditions flooding due to extreme events within the CZ are discussed below.

Extreme Tidal Flooding: Extreme tidal flooding along the open coast is a relatively rare occurrence that results from the combination of high astronomical tides coupled with other factors such as storm surge and/or El Niño conditions (Table 3). These factors elevate high tides above normal levels and can result in temporary flooding of low-lying areas along the shoreline. Extreme tides along the San Diego open coast do not have the potential to reach inland areas of the CZ except within the San Elijo Lagoon. Extreme tides along the San Diego open coast will propagate through the lagoon mouth, overtop the CDFW dike, and flood the upstream reaches of the San Elijo Lagoon Ecological Reserve at its boundary with the CZ. Statistical analysis of extreme tide levels along the San Diego open coast conducted by

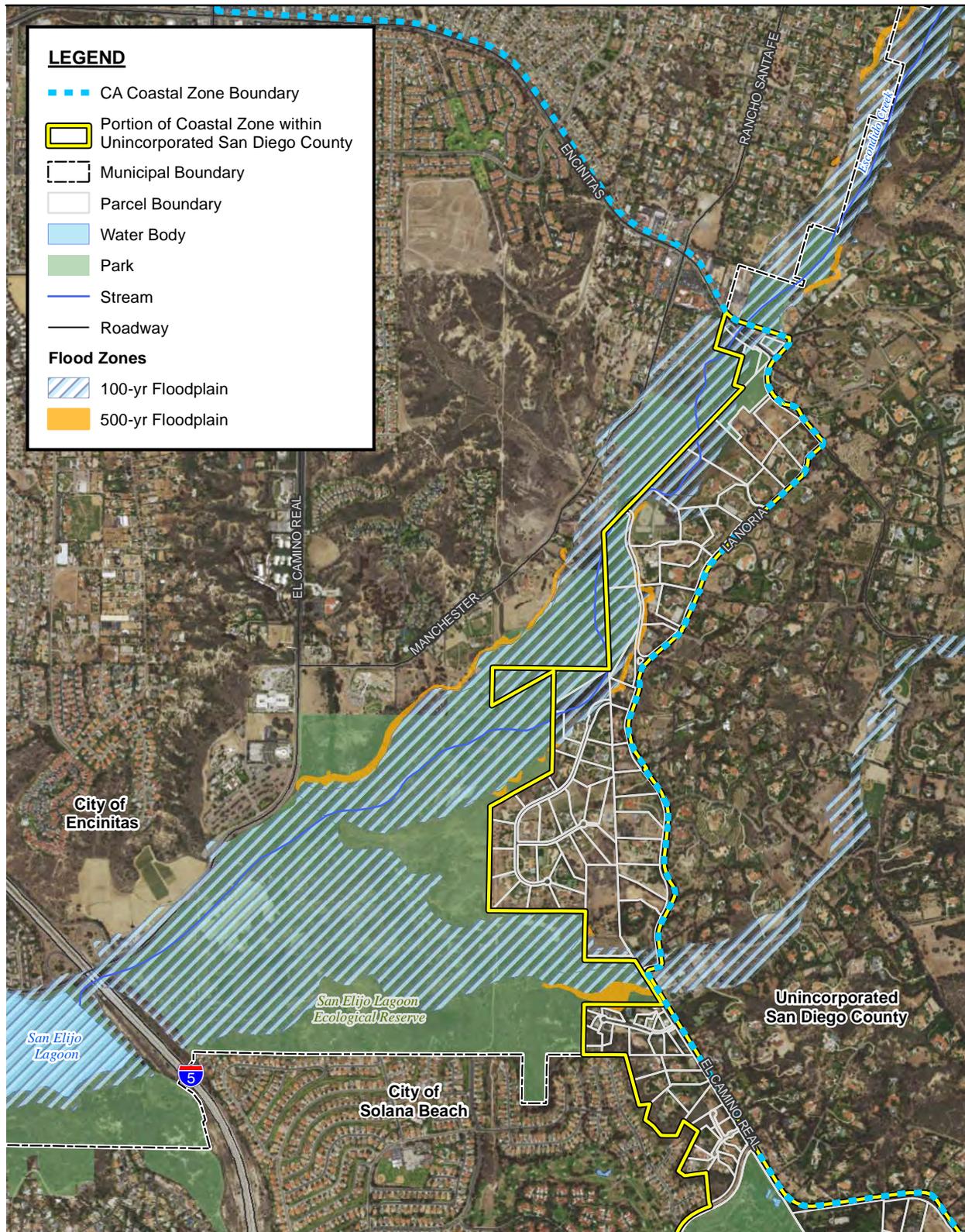
FEMA (Table 2) estimated the 100-year tide level to be approximately 7.7 feet NAVD88. Low-lying coastal resources and assets exposed to extreme tides would experience temporary flooding by saltwater. High waters within the lagoon drain to the ocean over subsequent low tides. Given the inland and upland location of the CZ, extreme tides do not impact the CZ under existing conditions.

Riverine Flooding: Riverine flooding within the CZ occurs as a result of freshwater discharge during heavy precipitation events. Portions of the CZ are immediately adjacent to and contained within the FEMA Special Flood Hazard Area along Escondido and La Orilla Creeks. The Escondido Creek watershed is much larger in size and therefore represents the primary source of riverine flooding within the CZ. Freshwater discharge from Escondido and La Orilla Creeks enters San Elijo Lagoon prior to draining to the ocean. The CDFW dike impounds freshwater discharge within the east basin of the San Elijo Lagoon Ecological Reserve. Modeling conducted as part of the San Elijo Lagoon Restoration Project Environmental Impact Report/Environmental Impact Statement (EIR/EIS) estimated the 100-year riverine flood level in the east basin to be approximately 14 to 15 feet NAVD88 (Moffatt & Nichol 2012) – approximately 6 feet higher than the 100-year tide level. Floodwaters within the lagoon can completely fill the east basin, and freshwater conditions can remain for approximately one week following a storm (Moffatt and Nichol 2012). Approximately 24 parcels along Escondido Creek upstream of San Elijo Lagoon and within the CZ are located within FEMA’s 1 percent- (100-year) or 0.2 percent-annual-chance (500-year) riverine floodplain (Figure 1).

Tsunami Inundation: Tsunamis are ocean waves with very long wavelengths that are generated from geologic events such as earthquakes, landslides, and volcanic eruptions. The California coast is exposed to tsunami hazards from local sources within the southern California bight and distant sources such as the Pacific Northwest, Aleutian Islands, Japan, and Kuril Islands. The State of California (2009) evaluated potential tsunami inundation hazard zones along the California coast and developed exposure maps for emergency planning purposes. Tsunami hazard zones within San Elijo Lagoon are depicted on the Encinitas Quadrangle; however, the tsunami inundation area does not extend landward of I-5, so impacts to the CZ would be negligible.

1.2.2 Future Local Water Conditions

Future coastal and riverine flood risks may be magnified by the effect of future climate change. As sea levels rise, the frequency and magnitude of tidal flooding will increase. Higher sea levels may also exacerbate riverine flooding because higher water levels at the coast may impede drainage of freshwater discharge from lagoons and creeks. Other aspects of climate change such as changes in storm frequency and intensity may change the nature of coastal and watershed storm events in the future.



Source: SanGIS 2016; NAIP 2014; FEMA Map Service Center.

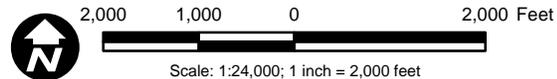


Figure 1
FEMA Special Flood Hazard Areas

The following coastal and riverine flood hazards may increase as a result of climate change:

Daily tidal inundation: As sea level rises, the amount of land and infrastructure subjected to daily inundation by high tides will increase. The CZ is relatively high in elevation compared to typical daily high tide elevations and currently does not experience adverse impacts of tidal flooding; however, as seas rise, previously dry or rarely inundated areas may be reached with increased frequency. This will result in the conversion of transitional or upland areas to tidal wetland within the upper reaches of San Elijo Lagoon Ecological Reserve, but daily tidal inundation is not anticipated to occur within the CZ under the SLR scenarios and with the proposed restoration actions evaluated in this report.

Annual high tide inundation (King Tides): King Tides are abnormally high, predictable astronomical tides that occur approximately four times per year. As seas rise, the elevation of King Tides will rise concurrently. When King Tides occur coincident with storm waves, coastal flood and erosion impacts are more likely to occur; however, these conditions are not anticipated to occur within the CZ under the SLR scenarios.

Extreme tides: Extreme tides refer to any temporary ocean water level above the predicted (astronomical) daily high tide (not including wave effects). They occur as a combination of high astronomical tides, storm surge, and El Niño effects (see Table 3). As seas rise, the elevation of extreme tides will rise concurrently.

Storms & El Niño: Climate change may affect the frequency and intensity of coastal storms, El Niño cycles, and related processes. A clear consensus has not yet fully emerged on the nature of these changes in the Pacific Ocean, and this is an area of active research.

Shoreline change and coastal erosion: The San Diego County coastline has undergone natural and manmade alterations that have impacted natural shoreline change processes. The long-term cumulative effects of tides, waves, and SLR generally results in the landward migration of the shoreline; however, there is much variability depending on location and time period. A general consensus among the scientific community is that SLR will increase long-term rates of shoreline change, although the exact nature of that increase is not well understood, and this is an area of active research. The CZ is located inland from the open coast, and long-term shoreline change and coastal erosion will not directly impact coastal resources and assets in the CZ; however, resources and assets located along the open coast that are used by residents of unincorporated areas of San Diego County may be impacted.

Riverine flooding: SLR may exacerbate riverine flooding by raising flood levels along tidally influenced creeks and streams; however, a detailed assessment of the impact of SLR, changes in land use (such as future development), and climate change¹ on riverine flood hazards along Escondido and La Orilla Creeks has not been conducted to date.

¹ Effects of climate change on riverine flood hazards include changes in storm characteristics such as magnitude, intensity, and duration.

Tsunami inundation: The effect of SLR on tsunami hazards is an area of active research. SLR will increase the base tide level upon which tsunami waves propagate and therefore may increase the extent of inland inundation by tsunamis; however, local topography and wave dynamics also are important factors. A detailed assessment of the impact of SLR on tsunami hazards has not been conducted to date.

Planning is currently underway to implement a restoration project within the San Elijo Lagoon Ecological Reserve (San Elijo Lagoon Conservancy 2016). The restoration project would make improvements to the mouth of the lagoon and the interior channel network, and would reduce existing flow constrictions that currently restrict tidal exchange and flushing of the lagoon and degrade habitat quality. The proposed improvements would promote more efficient lagoon hydraulics and increase tidal influence in the east basin. These changes would effectively unmute tides within the upper reaches of the lagoon so that high tides would be higher and low tides would be lower. In addition, reduction of flow constrictions within the lagoon would reduce impoundment of freshwater during watershed flooding events and reduce the potential for riverine flooding along Manchester Avenue. The proposed restoration actions are relevant to the CZ because they will change the riverine and coastal flood levels within the east basin of the San Elijo Lagoon Ecological Reserve. Increased tidal influence will likely increase coastal flood risk by allowing extreme high tides to propagate farther upstream, while reduction in flow constrictions will likely decrease riverine flood risk by reducing impoundment and ponding of freshwater discharge.

1.2.3 Shoreline Change

1.2.3.1 Historical Shoreline Change

Shoreline change is a complex process that can occur on a variety of time scales, ranging from individual storm events to multi-decadal climatic cycles, and can result in either retreating or advancing shorelines. Short-term shoreline change generally consists of episodic, storm-induced erosion or human alterations (e.g., beach nourishments or placement of coastal protection or sand retention structures). Long-term shoreline change is typically facilitated by natural or human-induced changes in sediment budget, longshore and cross-shore sediment transport, wave climate, SLR, surface runoff, and groundwater processes (Hapke et. al. 2006; Hapke & Reid 2007). The U.S. Geologic Survey (USGS) *National Assessment of Shoreline Change* estimated historical rates of change along sandy and cliff shorelines in Encinitas, Cardiff, and Solana Beach. Results indicated that shorelines remained fairly stable over the long term (1887-1998) but moderately erosional over the short term (1972-1998).

1.2.3.2 Future Shoreline Changes

While historical rates of shoreline change can be estimated from careful measurements of aerial photographs and topography changes, no standard methodology exists to predict future rates of shoreline change. Coastal engineers apply a variety of methods and techniques to incorporate the effects of SLR on shoreline response. The simplest approach is to project historical rates of shoreline change into the future; however, there is broad consensus among scientists that SLR will increase the rate of shoreline retreat above historical values. Uncertainties in future management scenarios further complicate future projections of shoreline change. The USGS recently completed a study of long-term shoreline evolution in southern California for sandy beaches and bluffs using the Coastal Storm

Modeling System (CoSMoS) and future shoreline positions corresponding to SLR scenarios of 0.5 meter (1.6 feet), 1.0 meter (3.3 feet), 1.5 meters (4.9 feet), and 2.0 meters (6.6 feet) are available for public use.

Shoreline change within the San Elijo Lagoon Ecological Reserve will occur due to the increased extent of tidal influence as a result of SLR and the proposed restoration actions. The tidally influenced footprint of the lagoon will increase gradually over time as high tides reach higher elevations and the lagoon expands. These potential shoreline changes within the lagoon are discussed here for context and are not anticipated to impact the CZ.

1.2.4 Water Quality

1.2.4.1 Saltwater Intrusion

Saltwater intrusion into aquifers can occur when freshwater aquifers have a direct connection to the ocean or other saltwater source (such as a lagoon or estuary system). The extent of saltwater influence within freshwater aquifers depends on the balance between dense saltwater intruding from the ocean side and the characteristics of the freshwater aquifer, including subsurface geology, elevation of the water table, volume and rate of groundwater withdrawal, and rate of recharge.

The extent of saltwater intrusion into a freshwater aquifer is affected by the relative difference between water levels in the ocean and the aquifer. Typically, groundwater elevations are higher than mean sea level and groundwater flows toward the coast, effectively blocking intrusion of saltwater into the aquifer. When the relative difference between the ocean and the groundwater level decreases – either due to drawdown of the aquifer by pumping, or rising of mean sea level due to SLR – the interface between saltwater and freshwater can move inland. Once saltwater intrudes into a freshwater aquifer, it can be very difficult and costly to remove.

The San Elijo Lagoon is underlain by the San Elijo Valley Groundwater Basin, which has been identified as a potential source of potable water. The basin comprises a surface alluvial aquifer directly underlying the lagoon and a deeper aquifer. The basin is unconfined and exchange occurs between the aquifer and the overlying lagoon and adjacent ocean waters. Natural recharge of the alluvial aquifer is primarily through percolation from Escondido Creek. Infiltration from direct precipitation and agricultural and residential uses contributes additional recharge (DWR 2004).

Increased tidal exchange and shifts in salinity regime that would occur as a result of SLR and proposed restoration actions are not predicted to cause a substantial change in conditions that influence groundwater quality and/or recharge characteristics within the CZ (although seawater intrusion may impact the groundwater basin in the area west of I-5). The groundwater aquifer is at depths substantially lower than the alluvial aquifer directly underlying the lagoon, and exchange between the lagoon and groundwater is believed to be limited to the alluvial aquifer (San Elijo Lagoon Conservancy 2016).

1.2.4.2 Coastal Water Pollution

Potential effects of SLR on coastal water pollution are typically the result of failure of wastewater infrastructure as a result of exposure to erosion and flood conditions. Inundation as a result of SLR also can cause pollutant release from other facilities. Based on review of available information, critical wastewater infrastructure, or any other facilities, exposed to SLR impacts within the CZ were not identified. Thus it was concluded that increased risk of coastal water pollution as a result of SLR is minimal. It should be noted, however, that the San Elijo Joint Powers Authority operates a water treatment facility in the vicinity of the County's Coastal Zone.

1.3 Potential Risks for Sea Level Rise to Coastal Resources and Development

In addition to direct exposure to coastal flooding and erosion as a result of SLR, coastal communities also may be at risk of, and indirectly affected by, impairment of critical infrastructure and services. Within the CZ, SLR impacts could directly damage, destroy, or temporarily interrupt critical infrastructure including roads and water, wastewater, and power supply systems. Temporary or permanent loss of such facilities would have indirect, but serious, impacts on coastal residents. This section evaluates direct and indirect impacts² to:

- Existing and planned development, including residential and commercial property
- Vulnerable public facilities, such as schools, post offices, libraries, or community centers
- Critical infrastructure, including transit, water and wastewater, and power
- Public access, including beaches, recreation areas, and coastal trails
- Environmentally sensitive habitats and sensitive marine species, such as seals and sea lions and sensitive coastal bird species.

The CZ is generally located landward and upland of coastal oceanographic processes that are typically evaluated as part of a SLR vulnerability and risk assessment, such as waves, tides, storm surge, coastal storm erosion, and long-term shoreline change. Discussion of physical SLR impacts will therefore be limited to the upstream reaches of San Elijo Lagoon at the confluence of Escondido and La Orilla Creeks, where portions of the CZ have the potential to be exposed to SLR impacts.

1.3.1 Exposure Analysis

The potential risks of SLR to coastal resources and development within the CZ were evaluated through the creation of inundation and flooding exposure maps. The mapping effort focused on the upstream reaches of the San Elijo Lagoon Ecological Reserve and its boundary with the CZ. The inundation maps were developed using a 1-meter digital elevation model created from high-resolution coastal Lidar data obtained from NOAA. Each SLR scenario (Table 1) was combined with the estimated daily high tide (MHHW) and extreme tide (100-year tide) water levels to estimate future inundation and flooding

² Residents of the CZ rely on critical infrastructure that is located outside of the study area (for example, power and wastewater treatment facilities). Sea level rise impacts to these assets were not evaluated as part of this assessment.

extents within the CZ. The future conditions water level scenarios are shown in Table 5. The evaluated scenarios assume full tidal exchange between the lagoon and the Pacific Ocean because the exact nature of the lagoon response to SLR and proposed restoration actions is unknown. Hydrodynamic modeling conducted as part of the San Elijo Lagoon Restoration Project EIR/EIS found that all proposed restoration alternatives would increase the high tide range within the east basin of the lagoon; however, the exact response will depend on a variety of natural and anthropogenic factors. Actual future daily high tide and extreme tide elevations may be less than shown in Table 5 depending on future management and geomorphic evolution of the lagoon.

Table 5. Future Conditions Daily High Tide and Extreme Tide Sea Level Rise Scenarios

Sea Level Rise (inches)	Daily High Tide (MHHW) (feet NAVD88)	Extreme Tide (100-yr tide) (feet NAVD88)	Sea Level Rise Scenario
Existing	5.1	7.7	-
6	5.6	8.2	2030 mid
12	6.1	8.7	2030 high, 2050 mid
24	7.1	9.7	2050 high
37	8.2	10.8	2100 mid
66	10.6	13.2	2100 high

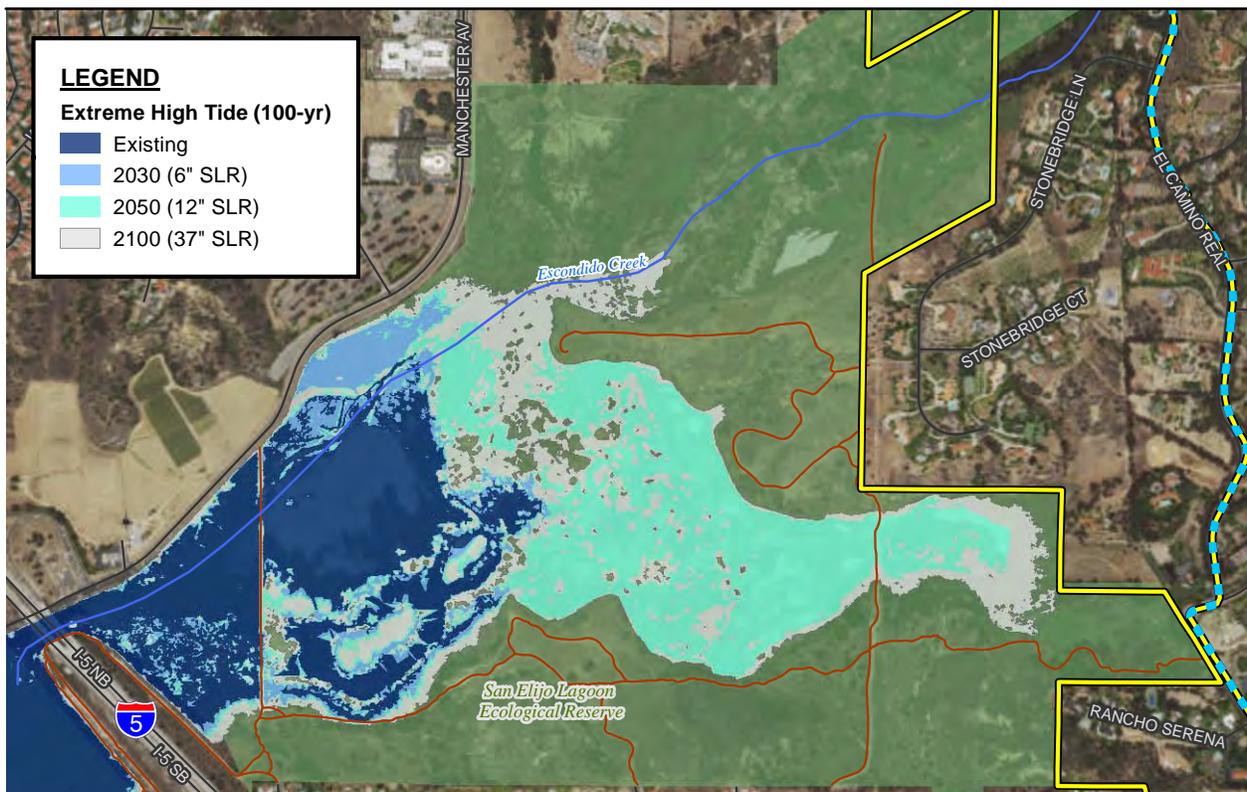
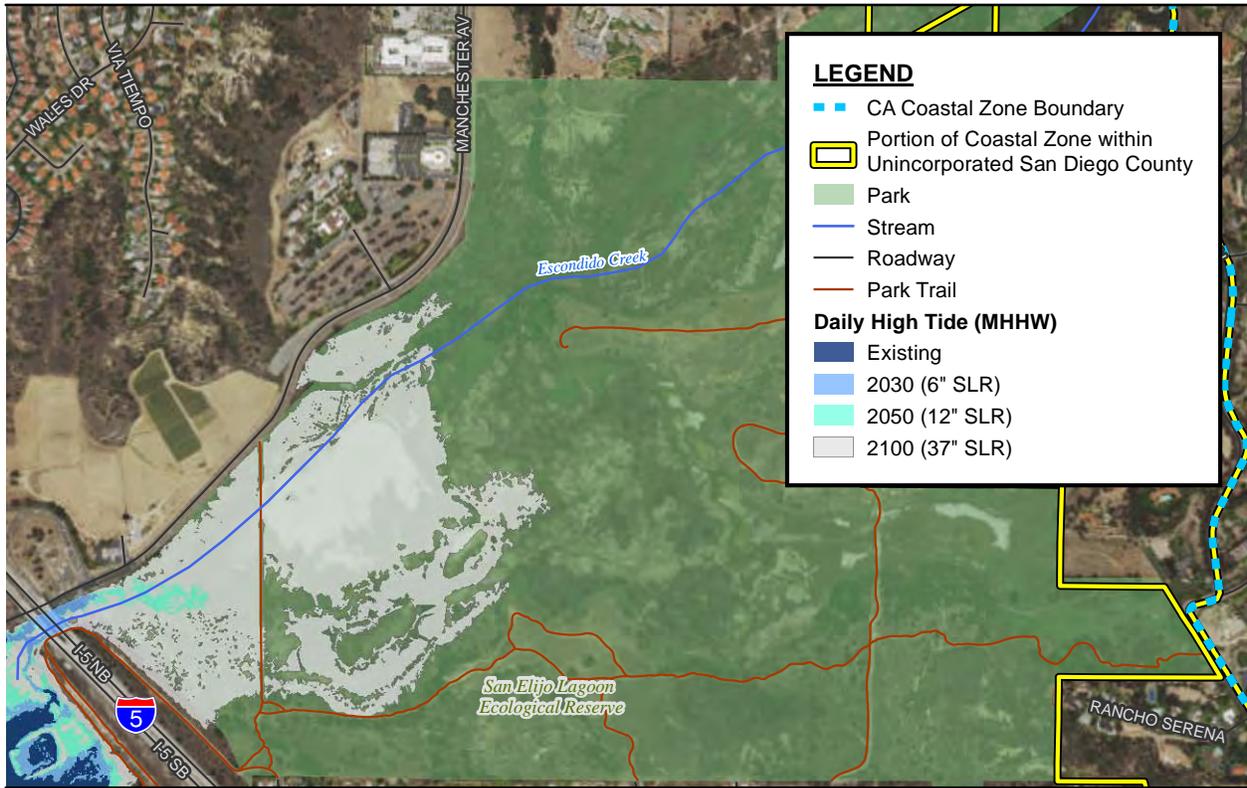
The future inundation and flooding maps for the CZ are shown in Figures 2 and 3 for the mid-range and high-range SLR scenarios (see NRC SLR scenarios Table 1), respectively.

Future exposure to combined coastal and riverine flooding also was evaluated using modeling results from the USGS CoSMoS study³. The CoSMoS modeling results are shown in Figure 4⁴. The USGS modeling evaluated combined flooding from a future conditions 100-year coastal storm event with SLR and a likely coincident riverine discharge event⁵. The results suggest that the flow constriction at I-5 impounds freshwater discharge in the lagoon and that flood levels in the east basin do not increase as a result of SLR; however, the combined effects of an extreme freshwater discharge event (e.g., 100-year discharge) and SLR were not evaluated. These findings are consistent with modeling completed for the *San Elijo Lagoon Restoration Project EIR/EIS* (Moffatt & Nichol 2012), which showed elevated flood levels within the east basin due to impoundment of freshwater behind the CDFW dike and I-5 embankment.

³ Note that the USGS SLR scenarios use units of centimeters (cm) (in 50 cm increments) and therefore do not exactly align with the adopted NRC SLR scenarios used to produce the inundation maps presented in Figures 2 and 3.

⁴ USGS sea level rise scenarios: 50 cm (20 inches), 100 cm (39 inches), 150 cm (59 inches), and 200 cm (79 inches). The flood extents of the existing and future SLR scenarios overlap in the eastern portion of the San Elijo Lagoon Ecological Reserve, indicating that sea level rise does not influence the extent of riverine flooding east of I-5.

⁵ The USGS modeling scenarios were intended to capture future flooding associated with the 100-year coastal storm event. Freshwater discharge was included in the coastal storm modeling because the same storm systems that contribute to coastal flooding are often accompanied by watershed precipitation. The return period of the freshwater discharge event modeled with the coastal storm conditions is not known and represents a best guess of the discharge that may occur coincident with the 100-year coastal storm event.



Source: SanGIS 2016; NAIP 2014; AECOM 2016.

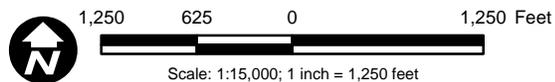
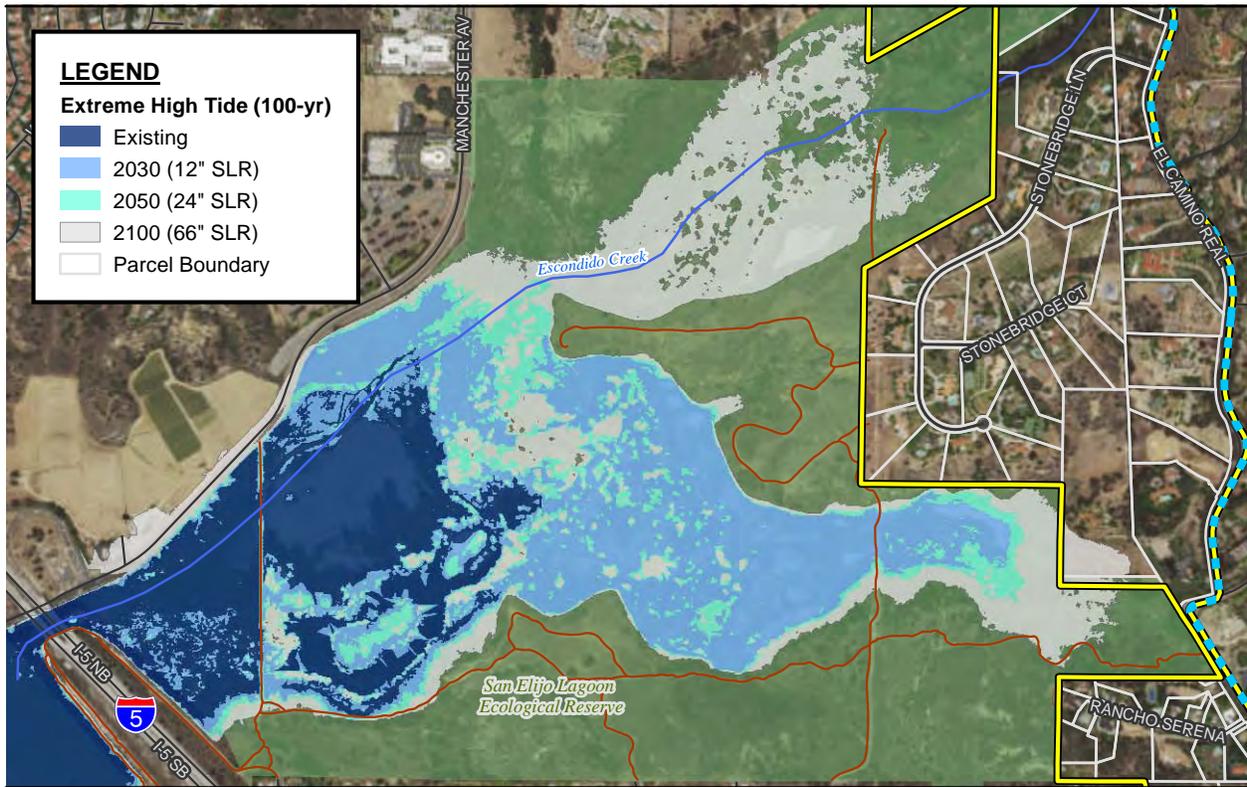
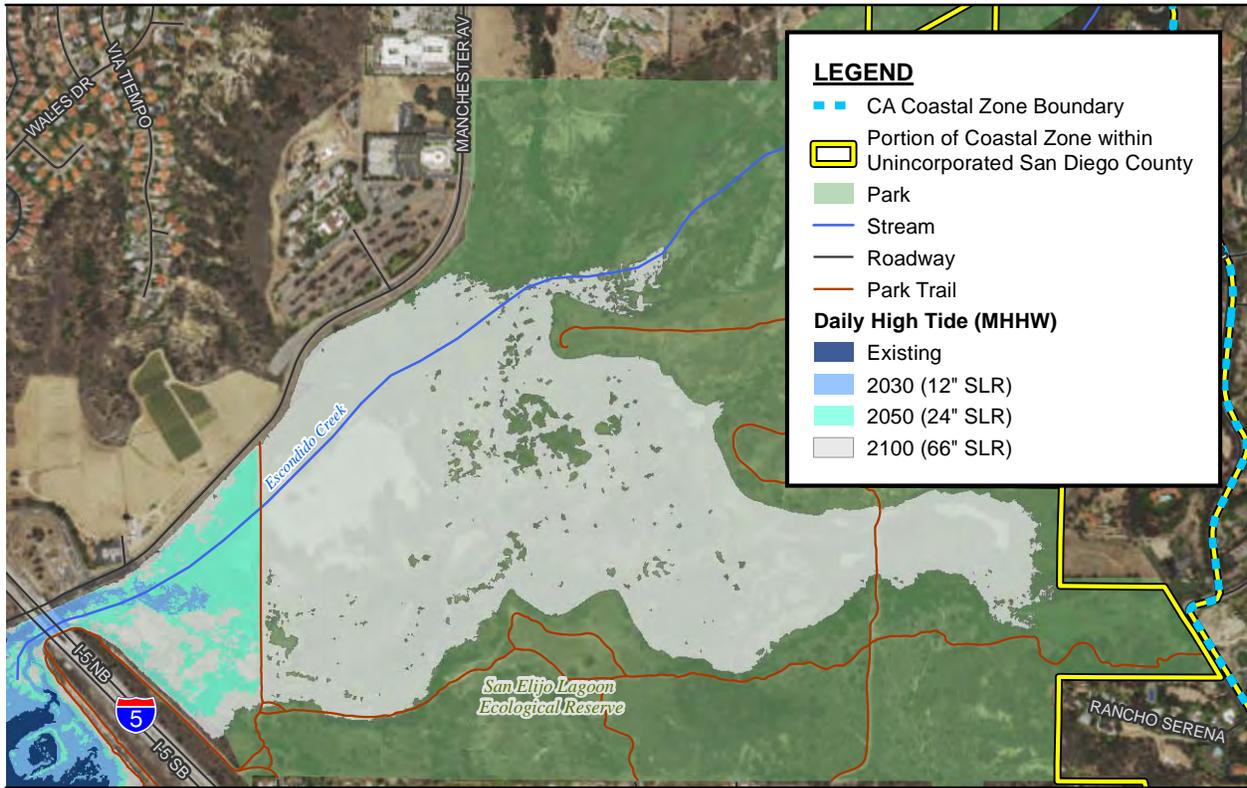


Figure 2
San Elijo Lagoon Ecological Reserve
Future Inundation and Flooding (Mid-range SLR)



Source: SanGIS 2016; NAIP 2014; AECOM 2016.

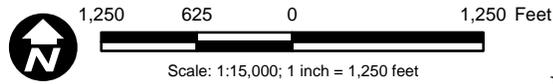
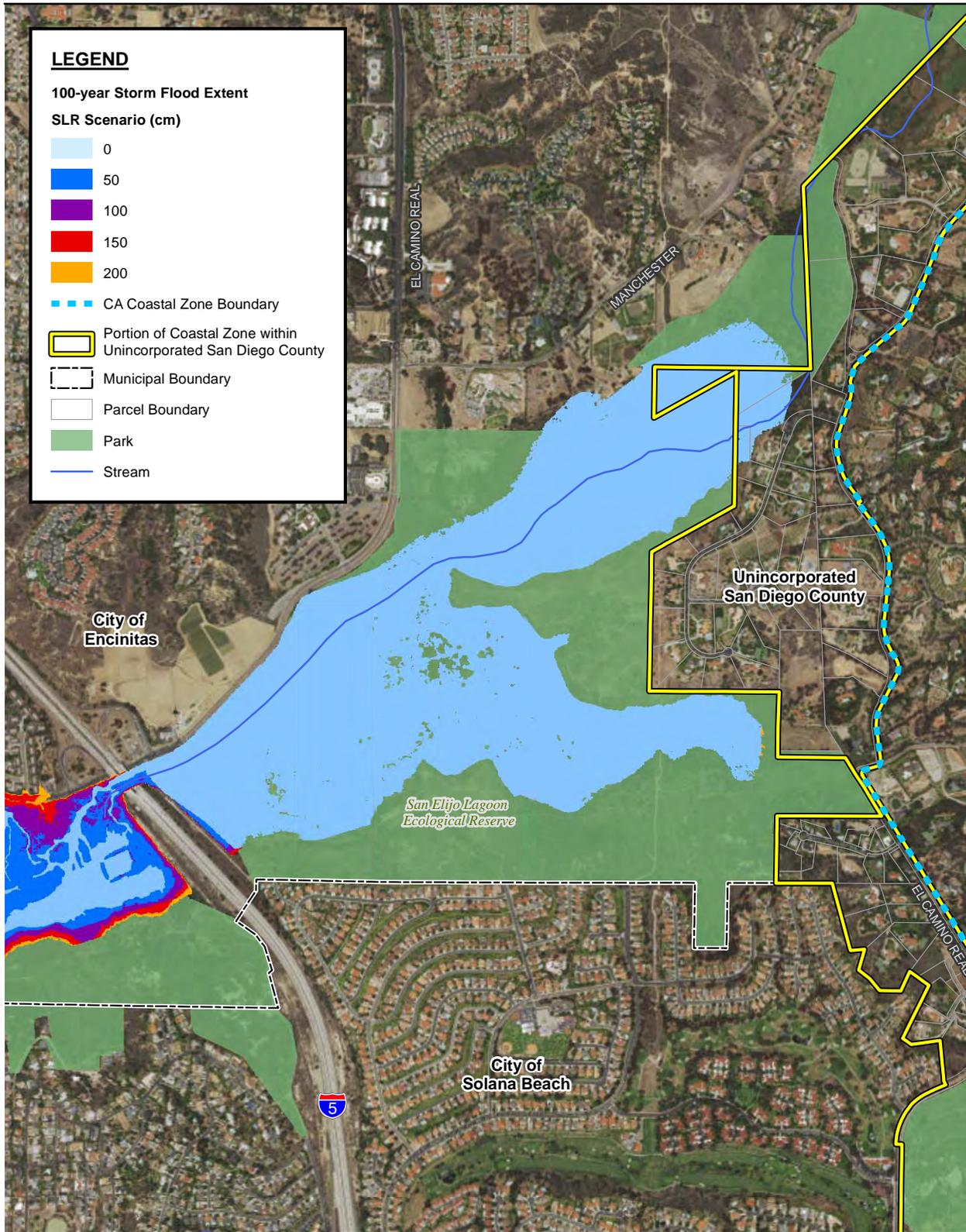


Figure 3
San Elijo Ecological Reserve
Future Inundation and Flooding (High-range SLR)



Source: SanGIS 2016; NAIP 2014.



Figure 4
USGS CoSMoS Modeling Results within
San Elijo Lagoon Ecological Reserve

1.3.2 Resource Inventory

The full list of coastal resources and assets identified above was screened to identify those that could potentially be exposed to direct and indirect SLR impacts in the future. Potentially exposed assets were identified by overlaying the maximum flood extent for the 100-year extreme tide with 66 inches of SLR⁶ on the resource and asset inventory. Coastal resources and assets that were located within this exposure area were identified for further evaluation. The list of resources below includes both those located within the CZ and those located immediately adjacent to the CZ that may indirectly impact residents in the CZ (for example, transportation routes that provide access from the CZ to the coast):

- existing development within the Stonebridge Community along Stonebridge Lane;
- Manchester Avenue, east of I-5 and north of San Eljio Lagoon;
- ESHAs immediately adjacent to or within the CZ; and,
- San Eljio Lagoon Ecological Reserve trail network.

1.3.3 Vulnerability and Risk

Existing development: Existing development within the CZ may be exposed to coastal or riverine flood hazards under future SLR scenarios. Existing development within the CZ generally is located landward and upland of the extent of tidal influence, with the exception of one parcel located west of the El Camino Real-La Orilla intersection and near the limit of flooding under the 100-year tide + 66 inches of SLR scenario (Figure 3). In general, however, all existing development within the CZ is located at an elevation above the predicted future limit of riverine and coastal flooding and is not vulnerable to direct impacts of SLR.

Transportation infrastructure: No transportation infrastructure is located within the CZ that falls within the SLR exposure area; however, Manchester Avenue, which runs along the northern boundary of the San Eljio Lagoon Ecological Reserve, provides an important transportation route from the CZ to I-5, Highway 101, and coastal recreation areas. The 0.4-mile-long portion of Manchester Avenue east of I-5 is at an elevation of approximately 12 feet NAVD88 and is exposed to temporary flooding under the 100-year + 66 inch SLR scenario. Flooding during such an event would inundate the roadway by approximately 1 foot of water for approximately two to three hours around high tide. Vehicular passage along this stretch of Manchester Avenue may be interrupted during this time, and motorists may have to take an alternate route. Adaptation strategies such as elevating the roadway, construction of a low-profile floodwall, or setback of the roadway from the lagoon edge could improve the resiliency of this transportation route in the future.

Environmentally Sensitive Habitat Areas: ESHAs are discussed in Section 2.4.2 (Biological Resources) of this report, with additional information provided in Appendix B. Changes in inundation and salinity regime as a result of SLR and/or proposed restoration actions (which would increase conveyance of tidal

⁶ The flood extent of the 100-year extreme tide with 66 inches of sea level rise was used to develop the sea level rise exposure area because it encompassed the maximum extent of tidal flooding under the end-of-century high-range sea level rise scenario and covered the functional service life of existing assets.

waters to upper reaches of the lagoon) could expose some of these existing habitat areas to increasingly saline conditions. Existing wetland habitat adjacent to and downstream of the CZ primarily consists of coastal salt marsh along Escondido and La Orilla Creeks, although a more diverse mix of riparian, brackish, and freshwater marsh exists along Escondido Creek due to larger freshwater inflows. These existing freshwater-influenced habitats (riparian, brackish, and freshwater marsh) within San Elijo Lagoon may convert to more saline habitats such as coastal salt marsh in the future due to regular but infrequent flooding by saltwater resulting from SLR and improved drainage of freshwater ponding from proposed restoration actions; however, habitat conversion within the CZ is not expected to occur because of the higher ground elevations above the reach of future conditions daily high tides.

San Elijo Lagoon Ecological Reserve trail network: As mentioned in Section 2.4.5 (Recreation and Public Access) of this report, a network of trails provides public access to the San Elijo Lagoon Ecological Reserve. The La Orilla trailhead near the El Camino Real-La Orilla intersection provides the only public access point to the lagoon located within the CZ. The trailhead is located at an elevation above 20 feet NAVD88 and is not exposed to coastal flooding under the SLR scenarios evaluated for this study; however, portions of the trail network within the San Elijo Lagoon Ecological Reserve that are accessed from this trailhead are impacted by coastal flooding:

- North-south cross trail connecting La Orilla and Stonebridge Trails: This trail has low spots at an elevation of approximately 7-8 feet NAVD88 and is first impacted at the MHHW + 37 inch SLR scenario (daily inundation) and 100-year existing conditions scenario (temporary flooding).
- CDFW Dike/Levee Trail: This trail has low spots at an elevation of approximately 8 feet NAVD88 and is first impacted at the MHHW + 66 inch SLR scenario (daily inundation) and 100-year + 12 inch SLR scenario (temporary flooding). The proposed restoration action within San Elijo Lagoon would remove the CDFW dike so this impact is only relevant for the without-project scenario.

Trails subject to daily inundation would likely be rendered inoperable unless they were raised or elevated on a boardwalk. Trails subject to infrequent temporary flooding during an extreme tide event may require monitoring and/or more frequent maintenance but could likely remain in service except during storm events.

Appendix B

Wildlife and Plants Tables

Appendix B
Special-Status Wildlife Species Potentially Occurring¹ in the LCP

Common Name Scientific Name	Sensitivity Status ²	Habitat Requirements
Invertebrates		
Riverside fairy shrimp <i>Streptocephalus woottoni</i>	ESA: Endangered MSCP: Covered	Deep vernal pool habitat in southern California. May occur in road ruts, vernal pools, or other temporarily ponded waters where the water remains ponded for several weeks.
San Diego fairy shrimp <i>Branchinecta sandiegonensis</i>	ESA: Endangered MSCP: Covered	Vernal pool habitat in southern California. May occur in road ruts, vernal pools, or other temporarily ponded waters.
wandering (saltmarsh) skipper <i>Panoquina errans</i>	MSCP: Covered	Restricted to estuarine and tideland habitats where adults are often associated with salt grass (<i>Distichlis spicata</i>).
Quino checkerspot butterfly <i>Euphydryas editha quino</i>	ESA: Endangered	Primarily scrublands, however adult butterflies will only deposit eggs on species they recognize as host plants including species of <i>Plantago</i> .
Riverside fairy shrimp <i>Streptocephalus woottoni</i>	ESA: Endangered MSCP: Covered	Vernal pool habitat in southern California. May occur in road ruts, vernal pools, or other temporarily ponded waters.
western spadefoot <i>Spea hammondi</i>	CDFW: Species of Special Concern	Temporary ponds, vernal pools, and backwaters of slow-flowing creeks for breeding and upland habitats such as grasslands and coastal sage scrub for aestivation.
western pond turtle <i>Emys marmorata</i>	CDFW: Species of Special Concern MSCP: Covered	Associated with permanent water or nearly permanent water from sea level to 6,000 feet. Prefers habitats with basking sites such as floating mats of vegetation, partially submerged logs, rocks, or open mud banks.
coast horned lizard <i>Phrynosoma blainvillii</i>	CDFW: Species of Special Concern MSCP: Covered	A variety of habitats including sage scrub, chaparral, and coniferous and broadleaf woodlands (Stebbins 2003). Found on sandy or friable soils with open scrub. Requires open areas, bushes, and fine loose soil.
coastal whiptail <i>Aspidoscelis tigris stejnegeri</i>	CDFW: Species of Special Concern	Inhabits low-elevation coastal scrub, chamise-redshank chaparral, mixed chaparral, and valley-foothill hardwood habitats.
Coronado island skink <i>Eumeces skitonianus interparietalis</i>	CDFW: Species of Special Concern	Most commonly found in open areas, sparse brush, and in oak woodlands, usually under rocks, leaf litter, logs, debris, or in the shallow burrows it digs (CDFG 1994).

Common Name Scientific Name	Sensitivity Status ²	Habitat Requirements
orange-throated whiptail <i>Aspidoscelis hyperythra</i>	CDFW: Species of Special Concern MSCP: Covered	A variety of habitats including sage scrub, chaparral, and coniferous and broadleaf woodlands (Stebbins 2003). Found on sandy or friable soils with open scrub. Requires open areas, bushes, and fine loose soil.
silvery legless lizard <i>Anniella pulchra pulchra</i>	CDFW: Species of Special Concern	Loose soil in a number of vegetation communities including coastal dunes; chaparral; pine-oak woodland; and streamside growth of sycamores, cottonwoods, or oaks. Small shrubs such as bush lupine (<i>Lupinus</i> sp.) growing in sandy soils indicate suitable conditions. Occurs often near intermittent and permanent streams.
coast patch-nosed snake <i>Salvadora hexalepis virgultea</i>	CDFW: Species of Special Concern	A variety of habitats including coastal sage scrub, chaparral, riparian, grasslands, and agricultural fields. Prefers open habitats with friable or sandy soils, burrowing rodents for food, and enough cover to escape predation.
two-striped garter snake <i>Thamnophis hammondi</i>	CDFW: Species of Special Concern	Aquatic habitats, preferably rocky streams with protected pools, cattle ponds, marshes, vernal pools, and other shallow bodies of water.
red-diamond rattlesnake <i>Crotalus ruber ruber</i>	CDFW: Species of Special Concern	Chaparral, coastal sage scrub, along creek banks, and in rock outcrops or piles of debris. Habitat preferences include dense vegetation in rocky areas.
Birds		
Bell's sage sparrow <i>Artemisospiza belli belli</i>	CDFW: Watch List USFW: Birds of Conservation Concern	Chaparral and coastal sage scrub.
burrowing owl <i>Athene cunicularia</i>	CDFW: Species of Special Concern USFW: Birds of Conservation Concern MSCP: Covered	Prefers grassland and open scrub. Take over the burrows of mammals, especially those of the California ground squirrel (<i>Spermophilus beecheyi</i>) as well as culverts and artificial burrows.
coastal cactus wren <i>Campylorhynchus brunneicapillus sandiegonensis</i>	CDFW: Species of Special Concern MSCP: Covered	Breeds and winters in coastal sage scrub, including prickly pear and/or cholla cacti; found only in coastal and near-coastal portions of California, generally below 3,000 feet.

Common Name Scientific Name	Sensitivity Status ²	Habitat Requirements
coastal California gnatcatcher <i>Polioptila californica californica</i>	ESA: Threatened CDFW: Species of Special Concern MSCP: Covered	Diegan coastal sage scrub dominated by California sagebrush (<i>Artemisia californica</i>) and flat-topped buckwheat (<i>Eriogonum fasciculatum</i>) below 2,500 feet elevation in Riverside County and below 1,000 feet elevation along the coastal slope. Generally avoids steep slopes above 25% and dense, tall vegetation for nesting.
California black rail <i>Laterallus jamaicensis coturniculus</i>	CESA: Threatened CDFW: Fully Protected USFW: Birds of Conservation Concern	Found in southern California coastal marshes.
California Clapper Rail <i>Rallus longirostris obsoletus</i>	ESA: Endangered CESA: Endangered MSCP: Covered	Salty and brackish water marshes with pickleweed and cordgrass.
light-footed Ridgway's rail <i>Rallus longirostris levipes</i>	ESA: Endangered CESA: Endangered MSCP: Covered	Salty and brackish water marshes with pickleweed and cordgrass.
common Loon <i>Gavia immer</i>	CDFW: Species of Special Concern	Widespread along the coast both in the ocean and within tidal bays and estuaries.
Costa's hummingbird (nesting) <i>Calypte costae</i>	USFW: Birds of Conservation Concern	Primarily found in desert wash, edges of desert riparian and valley foothill riparian, coastal scrub, desert scrub, desert succulent shrub, lower-elevation chaparral, and palm oasis.
Cooper's hawk <i>Accipiter cooperii</i>	CDFW: Watch List (nesting) MSCP: Covered	Known to nest in a variety of woodland habitats including oak, willow, eucalyptus and other large trees that provide suitable cover. May nest in urban riparian vegetation.
grasshopper sparrow <i>Ammodramus savannarum</i>	CDFW: Species of Special Concern (nesting)	Arid grasslands with shrubs.
Catalina Hutton's vireo <i>Vireo huttoni</i>	CDFW: Species of Special Concern	Endemic to Catalina, but known to breed in San Diego. Habitat consists of oak woodland (primarily coast live oak), riparian woodland and chaparral habitats (Shuford and Gardali 2008).
Lawrence's goldfinch <i>Spinus lawrencei</i>	USFW: Birds of Conservation Concern	Desert riparian, palm oasis, pinyon-juniper, and lower montane habitats.
least bittern <i>Ixobrychus exilis</i>	CDFW: Species of Special Concern (nesting)	Marsh habitats or large emergent wetlands with cattails (<i>Typha</i> sp.) and tules.
California least tern <i>Sternula antillarum browni</i>	ESA: Endangered CESA: Endangered CDFW: Fully	A ground nesting bird that requires undisturbed stretches of beach and coastline. Adults are highly philopatric to natal colonies, and forage in bays

Common Name Scientific Name	Sensitivity Status ²	Habitat Requirements
	Protected (nesting colony) MSCP: Covered	and estuaries near their colonies.
Clark's marsh wren <i>Cistothorus palustris clarkae</i>	CDFW: Species of Special Concern	Year-round resident of coastal freshwater and brackish marshes in coastal southern California.
northern harrier <i>Circus cyaneus</i>	CDFW: Species of Special Concern (nesting) MSCP: Covered	Breeds predominantly in wetland habitats but will also use upland habitats. Prefers grasslands and agricultural fields during migration and in winter.
osprey <i>Pandion haliaetus</i>	CDFW: Watch List (nesting)	Primarily along rivers, lakes, reservoirs, and seacoasts, occurring widely in migration, often crossing land between bodies of water. Nests in dead snags, live trees, cliffs, utility poles, wooden platforms, channel buoys, chimneys, windmills, etc. Usually near or above water.
Reddish Egret <i>Egretta rufescens</i>	MSCP: Covered	Salt and brackish water wetlands
southern California rufous- crowned sparrow <i>Aimophila ruficeps</i> <i>canescens</i>	CDFW: Watch List MSCP: Covered	Grassy or rocky slopes with open scrub at elevations from sea level to 2,000 feet. Occurs mainly in coastal sage scrub.
Belding's savannah sparrow <i>Passerculus sandwichensis</i> <i>beldingi</i>	CESA: Endangered MSCP: Covered	Resident in salt marshes with dense pickleweed, particularly <i>Salicornia virginica</i> , within which most nests are found. Found in areas with tidal flow.
large-billed savannah sparrow <i>Passerculus sandwichensis</i> <i>rostratus</i>	CDFW: Species of Special Concern (wintering) MSCP: Covered	Breeds in open, low salt marsh vegetation, including grasses, pickleweed, and iodine bush (does not breed in North America). Winters along rocky shorelines in Southern California.
tricolored blackbird <i>Agelaius tricolor</i>	CDFW: Species of Special Concern (nesting colony) MSCP: Covered	Breeds near freshwater, especially marshy areas. The most favored sites for colonies are heavy growths of cattails and tules. Winters near pastures, dry seasonal pools, agricultural fields, rice fields, feedlots, and dairies.
vermillion flycatcher <i>Pyrocephalus rubinus</i>	CDFW: Species of Special Concern (nesting)	Prefers open riparian woodland, arid lands, and mesquite bosques on desert floodplains. Nests in native trees such as willows and cottonwoods.
western snowy plover <i>Charadrius nivosus nivosus</i>	ESA: Threatened CDFW: Species of Special Concern (nesting) MSCP: Covered	Nests on beaches, dunes, and salt flats in San Diego County, with the highest concentrations in two areas: Marine Corps Base Camp Pendleton and Silver Strand. Outside the breeding season species is more widespread but not common along the county's coast.

Common Name Scientific Name	Sensitivity Status ²	Habitat Requirements
white-tailed kite <i>Elanus leucurus</i>	CDFW: Fully Protected (nesting)	Breeds and winters in savanna, open woodlands, marshes, desert grassland, partially cleared lands, and cultivated fields.
golden eagle <i>Aquila chrysaetos</i>	CDFW: Fully Protected (nesting and wintering) MSCP: Covered	Nests on cliff ledges and trees on steep slopes. Hunts for prey in nearby grasslands, sage scrub, or broken chaparral. Requires very large territories.
ferruginous hawk <i>Buteo regalis</i>	CDFW: Watch List (wintering) MSCP: Covered	Does not breed in California. Only winters in San Diego County in open country, primarily plains, prairies, badlands, sagebrush, and shrubland.
Swainson's hawk <i>Buteo swainsoni</i>	CESA: Threatened (nesting) MSCP: Covered	Open grasslands; however it has become increasingly dependent on agriculture, especially alfalfa crops, as native grassland communities are converted to agricultural lands.
prairie falcon <i>Falco mexicanus</i>	CDFW: Watch List (nesting) MSCP: Covered	Forages in open grasslands, agricultural fields, and desert scrub. Prefers ledges on rocky cliffs for nesting.
American peregrine falcon <i>Falco peregrinus anatum</i>	CDFW: Fully Protected (nesting) MSCP: Covered	Nests in open areas from tundra, moorlands, steppe, and seacoasts to mountains and open forested regions, especially where there are suitable nesting cliffs.
light-footed Ridgway's rail <i>Rallus obsoletus levipes</i>	ESA: Endangered CESA: Endangered CDFW: Fully Protected MSCP: Covered	Found in southern California in coastal salt marshes, especially those dominated by cordgrass. Nearby breeding locations include San Elijo Lagoon and to the east of the BSA.
long-billed curlew	CDFW: Watch List MSCP: Covered	Tidal mudflats, coastal strand, salt marshes, fallow agricultural fields, and grasslands along the coast. Uncommon migrant and winter visitor to San Diego County.
black skimmer <i>Rynchops niger</i>	CDFW: Species of Special Concern (nesting)	Breeds in loose groups on sand banks or bare dirt areas near water sources. May utilize the same habitat as terns.
burrowing owl <i>Athene cunicularia</i>	CDFW: Species of Special Concern (burrow sites and some winter sites) MSCP: Covered	Breeds and winters in flat, open terrain with soft soil, short grass, sparsely distributed vegetation, or exposed ground. Strongly associated with California ground squirrel burrows.
least Bell's vireo <i>Vireo bellii pusillus</i>	ESA: Endangered CESA: Endangered MSCP: Covered	Riparian woodland with understory of dense young willows or mulefat and willow canopy. Nests often placed along internal or external edges of riparian thickets (USFWS 2006).

Common Name Scientific Name	Sensitivity Status ²	Habitat Requirements
California horned lark <i>Eremophila alpestris actia</i>	CDFW: Watch List	Found year-round in coastal strand, grasslands, and sandy deserts of San Diego County. This species requires open, low-growing vegetation for nesting and prefers sandy areas with occasional vegetation.
yellow-breasted chat <i>Icteria virens</i>	CDFW: Species of Special Concern (nesting)	Riparian woodland, with dense undergrowth.
grasshopper sparrow <i>Ammodramus savannarum perpallidus</i>	CDFW: Species of Special Concern (nesting)	Breeds and winters in open grasslands and prairies with patches of bare ground. This species tends to nest in open native grassland.
Bell's sparrow <i>Amphispiza belli</i>	CDFW: Watch List	Occurs mainly in coastal sage scrub and semi-open chaparral habitats several years after fire events have opened up the vegetation.
western bluebird <i>Sialia mexicana</i>	MSCP: Covered	Frequents open woodlands for foraging, but requires suitable roosting and nesting cavities usually in snags. Availability of snags may limit population density.
Mammals		
big free-tailed bat <i>Nyctinomops macrotis</i>	CDFW: Species of Special Concern	Rocky and rugged terrain including desert shrub, woodlands, and evergreen forests
Dulzura pocket mouse <i>Chaetodipus californicus femorialis</i>	CDFW: Species of Special Concern	Slopes covered with chaparral and live oaks.
pallid bat <i>Antrozous pallidus</i>	CDFW: Species of Special Concern	Deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect them from high temperatures.
Mexican long-tongued bat <i>Choeronycteris mexicana</i>	CDFW: Species of Special Concern	In San Diego County, occurs primarily in urban areas. In Arizona and Mexico, found in deep canyons and in the mountains, foraging in riparian, desert scrub, and pinyon-juniper habitats, in particular on <i>Yucca</i> sp.
pocketed free-tailed bat <i>Nyctinomops femorosaccus</i>	CDFW: Species of Special Concern	Rugged cliffs, rocky outcrops, and slopes in desert shrub and pine oak forests.
western red bat <i>Lasiurus blossevillii</i>	CDFW: Species of Special Concern	Obligate foliage-roosting species that roosts in trees and forages along wooded edges and riparian areas. Feeds over grasslands, shrublands, open woodlands, forests, and croplands.
western mastiff bat <i>Eumops perotis californicus</i>	CDFW: Species of Special Concern	Colonial roosting species that prefers steep rocky cliffs, but occasionally may use buildings. Chaparral, live oaks, and arid, rocky regions. Requires downward-opening crevices.
western yellow bat <i>Lasiurus xanthinus</i>	CDFW: Species of Special Concern	Below 600 meters in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats.

Common Name Scientific Name	Sensitivity Status ²	Habitat Requirements
northwestern San Diego pocket mouse <i>Chaetodipus fallax fallax</i>	CDFW: Species of Special Concern	Inhabits coastal sage scrub, sage scrub/grassland ecotones, and chaparral communities.
pacific pocket mouse <i>Perognathus longimembris pacificus</i>	ESA: Endangered CDFW: Species of Special	Plant communities suitable for the Pacific pocket mouse consist of shrublands with firm, fine-grain, sandy substrates in the immediate vicinity of the ocean. These communities include coastal strand, coastal dunes, river alluvium, and coastal sage scrub growing on marine terraces.
San Diego black-tailed jackrabbit <i>Lepus californicus bennettii</i>	CDFW: Species of Special Concern	Typical habitats include early stages of chaparral, open coastal sage scrub, and grasslands near the edges of brush.
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	CDFW: Species of Special Concern	Common to abundant in Joshua tree, piñon-juniper, mixed and chamise-redshank chaparral, sagebrush, and most desert habitats.
Mule deer <i>Odocoileus hemionus</i>	MSCP: Covered	This species requires large areas of chaparral or coastal sage scrub and riparian vegetation for cover and foraging.
mountain lion <i>Felis concolor</i>	MSCP: Covered	This species requires vast areas of rugged mountains, forests, riparian vegetation, deserts, and other areas with plenty of cover and a mammalian prey base.
American badger <i>Taxidea taxus</i>	CDFW: Species of Special Concern MSCP: Covered	Coastal sage scrub, mixed chaparral, grassland, oak woodland, chamise chaparral, mixed conifer, pinyon-juniper, desert scrub, desert wash, montane meadow, open areas, and sandy soils.

¹ Species listed in this table were found to have been historically recorded within the vicinity of the LCP area (San Diego County Bird Atlas [Unitt 2004], U.S. Fish and Wildlife Service [USFWS 2016], California Natural Diversity Database [CNDDDB 2016], and San Diego County [County 2016]) during a desktop analysis of the USGS 7.5-minute Topographic Quadrangles that include and surround the LCP area (Del Mar, Encinitas, Rancho Santa Fe). The traditional nine-quadrangle search could not be implemented because the LCP area is directly adjacent to the Pacific Ocean, for which there are no designated quadrangles. Focused surveys and detailed vegetation mapping are required on a project-by-project basis to determine the presence, absence or potential for a species to occur within the LCP area.

²Sensitivity status taken from CDFW Special Animals List July 2016 and the MSCP list of covered species.

Sensitivity Status Key

ESA: Federal Endangered Species Act (ESA)

CESA: California Endangered Species Act (CESA)

CDFW: California Department of Fish and Wildlife

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Appendix B
Special-Status Plant Species Potentially Occurring within the LCP¹

Common Name Scientific Name	Sensitivity Status²	General Habitat Description (CNPS 2016)	Blooming Period
Red-sand verbena <i>Abronia maritima</i>	CNPS: List 4.2	Perennial herb. Found in coastal dunes. Elevation 0-100 meters.	February - November
San Diego thorn-mint <i>Acanthomintha ilicifolia</i>	CNPS: List 1B.1 ESA: Threatened CESA: Endangered MSCP: Covered	Annual herb. Found in clay (openings), chaparral, coastal scrub, valley and foothill grassland, vernal pools. Elevation 10 – 960 meters.	April – June
Nuttal's acmispon <i>Acmispon prostratus</i>	CNPS: List 1B.1	Annual herb. Found in coastal dunes, coastal scrub. Elevation 0-10 meters.	March – July
California adolphia <i>Adolphia californica</i>	CNPS: List 2B.1	Deciduous shrub. Found in chaparral, coastal scrub, and valley and foothill grassland/clay soils. Elevation 45 – 740 meters.	December– May
Shaw's agave <i>Agave shawii</i> var. <i>shawii</i>	CNPS: List 2B.1	Perennial leaf succulent. Found in maritime succulent scrub, coastal bluff scrub, and coastal scrub. Elevation 10 – 120 meters.	September – May
singlewhorl burrobush <i>Ambrosia monogyra</i>	CNPS: List 2B.2	Perennial shrub. Found in chaparral and Sonoran desert scrub. Elevation 10 – 50 meters.	August – November
San Diego ambrosia <i>Ambrosia pumila</i>	CNPS: List 1B.1 ESA: Endangered MSCP: Covered	Perennial rhizomatous herb. Found in chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Elevation 20 – 450 meters.	April – October
aphanisma <i>Aphanisma blitoides</i>	CNPS: List 1B.2 MSCP: Covered	Annual herb. Found in coastal bluff scrub, coastal dunes, and coastal scrub in sandy soils. Elevation 3–920 meters.	March –June
Del Mar manzanita <i>Arctostaphylos glandulosa</i> ssp. <i>Crassifolia</i>	ESA: Endangered CNPS: List 1B.1 MSCP: Covered	Evergreen shrub. Found in chaparral maritime scrub in sandy soils. Elevation 0–350 meters.	December– June
Rainbow manzanita <i>Arctostaphylos rainbowensis</i>	CNPS: List 1B.1	Perennial evergreen shrub Found in chaparral. Elevation 205-670 meters.	December – March
San Diego sagewort <i>Artemisia palmeri</i>	CNPS: List 4.2	Deciduous shrub. Found in chaparral, coastal scrub, riparian forest, riparian scrub, and riparian woodland. Elevation 15 – 915 meters.	May– September
Western spleenwort <i>Asplenium vespertinum</i>	ESA: Endangered CESA: Endangered CNPS: List 4.2	Perennial rhizomatous herb. Found in chaparral, cismontane woodland, coastal scrub. Elevation 180 – 1000 meters.	February – June

Common Name Scientific Name	Sensitivity Status ²	General Habitat Description (CNPS 2016)	Blooming Period
coastal dunes milkvetch <i>Astragalus tener</i> var. <i>titi</i>	ESA: Endangered CESA: Endangered CNPS: List 1B.1	Annual herb. Found in coastal bluff scrub, coastal dunes, and coastal prairie. Elevation 0–50 meters.	March–May
Coulter's saltbush <i>Atriplex coulteri</i>	CNPS: List 1B.2	Perennial herb. Found in coastal bluff scrub, coastal dunes, and coastal scrub, valley and foothill grassland. Elevation 3 – 460 meters.	March–October
south coast saltscale <i>Atriplex pacifica</i>	CNPS: List 1B.2	Annual herb. Found in coastal bluff scrub, coastal dunes, coastal scrub, and playas. Elevation 0 – 140 meters.	March–October
Parish's brittlescale <i>Atriplex parishii</i>	CNPS: List 1B.1	Annual herb. Found in chenopod scrub, playas, and vernal pools Elevation 25 - 1900 meters.	June – October
Encinitas baccharis <i>Baccharis vanessae</i>	ESA: Threatened CESA: Endangered CNPS: List 1B.1 MSCP: Covered	Perennial deciduous shrub. Found in chaparral (maritime) and Cismontane woodland. Elevation 60 - 720 meters.	August – November
golden-spined cereus <i>Bergerocactus emoryi</i>	CNPS: List 2 B.2	Perennial stem succulent. Found in closed-cone coniferous forest, chaparral, and coastal scrub. Elevation 3 – 395 meters.	May – June
San Diego goldenstar <i>Bloomeria clevelandii</i>	CNPS: List 1B.1 MSCP: Covered	Perennial bulbiferous herb. Found in chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Elevation 50 – 465 meters.	April – May
thread-leaved brodiaea <i>Brodiaea filifolia</i>	ESA: Threatened CESA: Endangered CNPS: List 1B.1 MSCP: Covered	Perennial bulbiferous herb. Found in chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools. Elevation 25 – 1120 meters.	March – June
Orcutt's brodiaea <i>Brodiaea orcuttii</i>	CNPS: List 1B.1 MSCP: Covered	Perennial bulbiferous herb. Found in closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools. Elevation 30 – 1692 meters.	May – July
Brewer's calandrinia <i>Calandrinia breweri</i>	CNPS: List 4.2	Annual herb. Found in chaparral and coastal scrub. Elevation 10 – 1220 meters.	January – June
Dunn's mariposa lily <i>Calochortus dunnii</i>	CESA: Rare CNPS: List 1B.2 MSCP: Covered	Perennial bulbiferous herb. Found in closed-cone coniferous forest, chaparral, and valley and foothill grassland. Elevation 185 – 1830 meters.	February – June
Lewis's evening-primrose <i>Camissonia lewisii</i>	CNPS: List 3	Annual herb. Found in coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland. Elevation 0 – 300 meters.	March–May

Common Name Scientific Name	Sensitivity Status ²	General Habitat Description (CNPS 2016)	Blooming Period
Lakeside ceanothus <i>Ceanothus cyaneus</i>	CNPS: List 1B.2	Perennial evergreen shrub. Found in closed-cone coniferous forest and chaparral. Elevation 235 - 455 meters.	April – June
Otay Mountain ceanothus <i>Ceanothus otayensis</i>	CNPS: List 1B.2	Perennial evergreen shrub. Found in chaparral in metavolcanic or gabbroic soils. Elevation 600 - 1000 meters.	January – April
wart-stemmed ceanothus <i>Ceanothus verrucosus</i>	CNPS: List 2.2 MSCP: Covered	Evergreen shrub. Found in chaparral. Elevation 1 – 380 meters.	December– May
southern tarplant <i>Centromadia parryi</i> ssp. <i>australis</i>	CNPS: List 1B.1	Annual herb. Found in marshes and swamps, valley and foothill grassland, and vernal pools. Elevation 0 – 480 meters.	May– November
smooth tarplant <i>Centromadia pungens</i> ssp. <i>laevis</i>	CNPS: List 1B.1	Annual herb. Found in chenopod scrub, meadows and seeps, playas, riparian woodland, and valley and foothill grassland. Elevation 0 – 640 meters.	April– September
Orcutt's pincushion <i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	CNPS: List 1B.1	Annual herb. Found in coastal bluff scrub and coastal dunes. Elevation 0 – 100 meters.	January– August
southern mountain misery <i>Chamaebatia australis</i>	CNPS: List 4.2	Perennial evergreen. Found in chaparral. Elevation 300 – 1020 meters.	November – May
salt marsh bird's-beak <i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	ESA: Endangered CESA: Endangered CNPS: List 1B.2 MSCP: Covered	Annual herb (hemiparasitic). Found in coastal dunes, marshes and swamps (coastal salt). Elevation 0 – 30 meters.	May – October
Orcutt's spineflower <i>Chorizanthe orcuttiana</i>	ESA: Endangered CESA: Endangered CNPS: List 1B.1	Annual herb. Found in closed-cone coniferous forest, chaparral (maritime), coastal scrub. Elevation 3 - 125 meters.	March – May
long-spined spineflower <i>Chorizanthe polygonoides</i> var. <i>longispina</i>	CNPS: List 1B.2	Annual herb. Found in chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pools. Elevation 30 – 1530 meters.	April – July
seaside cistanthe <i>Cistanthe maritima</i>	CNPS: List 4.2	Annual herb. Found in coastal bluff scrub, coastal scrub, and valley and foothill grassland. Elevation 5 - 300 meters.	February – August
delicate clarkia <i>Clarkia delicata</i>	CNPS: List 1B.2	Annual herb. Found in chaparral and cismontane woodland. Elevation 235 - 1000 meters.	April–June
summer holly <i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i>	CNPS: List 1B.2	Evergreen shrub. Found in chaparral and cismontane woodland. Elevation 30 – 790 meters.	April–June

Common Name Scientific Name	Sensitivity Status ²	General Habitat Description (CNPS 2016)	Blooming Period
small-flowered morning-glory <i>Convolvulus simulans</i>	CNPS: List 4.2	Annual herb. Found in chaparral, coastal scrub, and valley and foothill grassland. Elevation 30 – 740 meters.	March – July
San Diego sand aster <i>Corethrogyne filaginifolia</i> var. <i>incana</i>	CNPS: List 1B.1	Perennial herb. Found in coastal bluff scrub, chaparral, and coastal scrub. Elevation 3 – 115 meters.	June – September
Del Mar Mesa sand aster <i>Corethrogyne filaginifolia</i> var. <i>linifolia</i>	CNPS: List 1B.1	Perennial herb. Found in coastal bluff scrub, chaparral, and coastal scrub. Elevation 15 – 150 meters.	May – September
Wiggins' cryptantha <i>Cryptantha wigginsii</i>	CNPS: List 1B.2	Annual herb. Found in coastal scrub. Elevation 20 – 275 meters.	February – June
snake cholla <i>Cylindropuntia californica</i> var. <i>californica</i>	CNPS: List 1B.1 MSCP: Covered	Perennial stem succulent. Found in chaparral and coastal scrub. Elevation 30 – 150 meters.	April – May
paniculate tarplant <i>Deinandra paniculata</i>	CNPS: List 4.2	Annual herb. Found in coastal scrub, valley and foothill grassland, and vernal pools. Elevation 25-940 meters.	March – November
western dichondra <i>Dichondra occidentalis</i>	CNPS: List 4.2	Rhizomatous herb. Found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Elevation 50 - 500 meters.	March–July
Blochman's dudleya <i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	CNPS: List 1B.1	Perennial herb. Found in chaparral, coastal scrub, and valley and foothill grassland. Elevation 5 - 450 meters.	April – June
short-leaved dudleya <i>Dudleya brevifolia</i>	CESA: Endangered CNPS: List 1B.1 MSCP: Covered	Perennial herb. Found in chaparral and coastal scrub. Elevation 30 - 250 meters.	April – May
variegated dudleya <i>Dudleya variegata</i>	CNPS: List 1B.2 MSCP: Covered	Perennial herb. Found in chaparral, cismontane woodland, coastal scrub, valley and foothill grassland, and vernal pools. Elevation 3 – 580 meters.	April – June
sticky dudleya <i>Dudleya viscida</i>	CNPS: List 1B.2	Perennial herb. Found in coastal bluff scrub, chaparral, cismontane woodland, and coastal scrub. Elevation 10 – 550 meters.	May – June
Palmer's goldenbush <i>Ericameria palmeri</i> var. <i>palmeri</i>	CNPS: List 1B.1 MSCP: Covered	Perennial evergreen shrub. Found in chaparral and costal scrub. Elevation 30 – 600 meters.	July – November
San Diego button-celery <i>Eryngium aristulatum</i> var. <i>parishii</i>	ESA: Endangered CESA: Endangered CNPS: List 1B.1 MSCP: Covered	Annual / perennial herb. Found in coastal scrub, valley and foothill grassland, and vernal pools. Elevation 20 – 620 meters.	April – June
Pendleton button-celery <i>Eryngium pendletonense</i>	CNPS: List 1B.1	Perennial herb. Found in coastal bluff scrub, valley and foothill grassland, and vernal pools. Elevation 15-110 meters.	April – July

Common Name Scientific Name	Sensitivity Status ²	General Habitat Description (CNPS 2016)	Blooming Period
cliff spurge <i>Euphorbia misera</i>	CNPS: List 2B.2	Perennial shrub. Found in coastal bluff scrub, coastal scrub, and Mojave and desert scrub. Elevation 10 – 500 meters.	December – October
San Diego barrel cactus <i>Ferocactus viridescens</i>	CNPS: List 2B.1 MSCP: Covered	Perennial stem succulent. Found in chaparral, coastal scrub, valley and foothill grassland, vernal pools. Elevation 3 – 450 meters.	May – June
Palmer's frankenia <i>Frankenia palmeri</i>	CNPS: List 2B.1	Perennial herb. Found in coastal dunes, marshes and swamps (coastal salt), and playas. Elevation 0 – 10 meters.	May - July
Campbell's liverwort <i>Geothallus tuberosus</i>	CNPS: List 1B.1	Ephemeral liverwort. Found in coastal scrub (mesic), and vernal pools. Elevation 10 – 600 meters.	N/A
Mission Canyon bluecup <i>Githopsis diffusa</i> ssp. <i>filicaulis</i>	CNPS: List 3.1	Annual herb. Found in chaparral. Elevation 450 - 700 meters.	April – June
San Diego gumplant <i>Grindelia hallii</i>	CNPS: List 1B.2	Perennial herb. Found in chaparral, lower montane coniferous forest, meadows and seeps, valley and foothill grassland. Elevation 185 – 1745 meters.	May – October
Palmer's grapplinghook <i>Harpagonella palmeri</i>	CNPS: List 4.2	Annual herb. Found in chaparral, coastal scrub, and valley and foothill grassland. Elevation 20 – 955 meters.	March–May
Orcutt's goldenbush <i>Hazardia orcuttii</i>	CESA: Threatened CNPS: List 1B.1	Evergreen shrub. Found in chaparral and coastal scrub. Elevation 80 – 85 meters.	August–October
beach goldenaster <i>Heterotheca sessiliflora</i> ssp. <i>sessiliflora</i>	CNPS: List 1B.1	Perennial herb. Found in chaparral (coastal), coastal dunes, and coastal scrub. Elevation 0 – 1225 meters.	March – December
graceful tarplant <i>Holocarpha virgata</i> ssp. <i>elongata</i>	CNPS: List 4.2	Annual herb. Found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Elevation 60 – 1100 meters	May – November
vernal barley <i>Hordeum</i> <i>intercedens</i>	CNPS: List 3.2	Annual herb. Found in coastal dunes, coastal scrub, valley and foothill grassland (saline flats and depressions), and vernal pools. Elevation 5 - 1000 meters.	March – June
Ramona horkelia <i>Horkelia truncata</i>	CNPS: List 1B.3	Perennial herb. Found in chaparral, cismontane woodland. Elevation 400 - 1300 meters.	May – June
decumbent goldenbush <i>Isocoma menziesii</i> var. <i>decumbens</i>	CNPS: List 1B.2	Perennial shrub. Found in chaparral and coastal scrub. Elevation 10 – 135 meters.	April – November

Common Name Scientific Name	Sensitivity Status ²	General Habitat Description (CNPS 2016)	Blooming Period
San Diego marsh-elder <i>Iva hayesiana</i>	CNPS: List 2.2 MHCP	Perennial herb. Found in marshes, swamps, and playas. Elevation 10 – 500 meters.	April–October
southwestern spiny rush <i>Juncus acutus</i> ssp. <i>leopoldii</i>	CNPS: List 4.2	Perennial herb. Found in coastal dunes, meadows and seeps, and marshes and swamps. Elevation 3 – 900 meters.	May–June
Coulter's goldfields <i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	CNPS List 1B.1	Annual herb. Found in marshes and swamps, playas, and vernal pools Elevation 1 – 1220 meters.	February–June
Robinson's pepper-grass <i>Lepidium virginicum</i> var. <i>robinsonii</i>	CNPS List 4.3	Annual herb. Found in chaparral and coastal scrub. Elevation 1 – 885 meters.	January – July
sea dahlia <i>Leptosyne</i> <i>maritima</i>	CNPS List 2B.2	Perennial herb. Found in coastal bluff scrub and coastal scrub. Elevation 5 – 150 meters.	March – May
California desert thorn <i>Lycium californicum</i>	CNPS: List 4.2	Perennial shrub. Found in coastal bluff scrub and coastal scrub. Elevation 5 – 150 meters.	March–August
small-flowered microseris <i>Microseris douglasii</i> ssp. <i>platycarpa</i>	CNPS: List 4.2	Annual herb. Found in cismontane woodland, coastal scrub, valley and foothill grassland, and vernal pools. Elevation 15 – 1070 meters.	March – May
low bush monkeyflower <i>Mimulus aurantiacus</i> var. <i>aridus</i>	CNPS: List 4.3	Perennial evergreen shrub. Found in chaparral (rocky), Sonoran desert scrub. Elevation 750 – 1200 meters.	April – July
Palomar monkeyflower <i>Mimulus diffusus</i>	CNPS: List 4.3	Annual herb. Found in chaparral and lower montane coniferous forest. Elevation 1220 – 1830 meters.	April – June
light gray lichen <i>Mobergia calculiformis</i>	CNPS: List 3	Crustose lichen (saxicolous). Found in coastal Scrub. Elevation 10 meters.	N/A
felt-leaved monardella <i>Monardella hypoleuca</i> ssp. <i>lanata</i>	CNPS List 1B.2 MSCP: Covered	Perennial rhizomatous herb. Found in chaparral and cismontane woodland. Elevation 300 - 1575 meters.	June – August
willowy monardella <i>Monardella viminea</i>	ESA: Endangered CESA: Endangered CNPS List: 1B.1	Perennial herb. Found in coastal scrub/alluvial ephemeral washes with adjacent coastal scrub, chaparral, riparian forest, and/or riparian scrub. Elevation 50-225 meters	June-August
little mousetail <i>Myosurus minimus</i> ssp. <i>apus</i>	CNPS List 3.1	Annual herb. Found in valley and foothill grassland and vernal pools. Elevation 20 - 640 meters.	March – June
mud nama <i>Nama stenocarpa</i>	CNPS List: 2B.2	Annual herb. Found in marshes and swamps. Elevation 5-500 meters.	January- July

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Common Name Scientific Name	Sensitivity Status ²	General Habitat Description (CNPS 2016)	Blooming Period
spreading navarretia <i>Navarretia fossalis</i>	ESA: Threatened CNPS List: 1B.1	Annual herb. Found in vernal pools, chenopod scrub, marshes and swamps, and playas. Elevation 30-655 meters.	April-June
prostrate vernal pool navarretia <i>Navarretia prostrata</i>	CNPS List: 1B.1	Annual herb. Found in coastal scrub, valley and foothill grassland, and vernal pools. Elevation 3 - 1210 meters.	April-July
Coast woolly-heads <i>Nemacaulis denudata</i> var. <i>denudata</i>	CNPS: List 1B.1	Annual herb. Found in coastal Dunes. Elevation 0-100 meters.	April- September
slender cottonheads <i>Nemacaulis denudata</i> var. <i>gracilis</i>	CNPS: List 2B.2	Annual herb. Found in coastal dunes, desert dunes, and Sonoran desert scrub. Elevation - 50 - 400 meters.	March – May
California adder's-tongue <i>Ophioglossum californicum</i>	CNPS: List 4.2	Perennial rhizomatous herb. Found in chaparral, valley and foothill grassland, and vernal pools. Elevation 60-525 meters.	December – June
California Orcutt grass <i>Orcuttia californica</i>	ESA: Endangered CESA: Endangered CNPS List: 1B.1	Annual herb. Found in vernal pools. Elevation 15-660 meters	April-August
short-lobed broomrape <i>Orobanche parishii</i> ssp. <i>brachyloba</i>	CNPS List: 4.2	Perennial herb. Found in coastal bluff scrub, coastal dunes, and coastal scrub. Elevation 3-305 meters	April-October
golden-rayed pentachaeta <i>Pentachaeta aurea</i> ssp. <i>aurea</i>	CNPS List: 4.2	Annual herb. Found in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, riparian woodland, and valley and foothill grassland. Elevation 80-1850 meters.	March – July
south coast branching phacelia <i>Phacelia ramosissima</i> var. <i>austrolitoralis</i>	CNPS List: 3.2	Perennial herb. Found in chaparral, coastal dunes, coastal scrub, and marshes and swamps. Elevation 5-300 meters.	March – August
Brand's star phacelia <i>Phacelia stellaris</i>	CNPS List: 1B.1	Annual herb. Found in coastal scrub and coastal dunes Elevation 1-400 meters	March-June
Torrey pine <i>Pinus torreyana</i> var. <i>torreyana</i>	CNPS: List 1B.2 MSCP: Covered	Evergreen coniferous tree. Found in closed-cone coniferous forest and chaparral in sandstone soils. Elevation 75-160 meters	N/A
chaparral rein orchid <i>Piperia cooperi</i>	CNPS List: 4.2	Perennial herb. Found in chaparral, cismontane woodland, and valley and foothill grassland. Elevation 15-1585 meters.	March – June
San Diego mesa mint <i>Pogogyne abramsii</i>	ESA: Endangered CESA: Endangered CNPS List: 1B.1	Annual herb. Found in vernal pools. Elevation 90-200 meters.	March-July

Common Name Scientific Name	Sensitivity Status ²	General Habitat Description (CNPS 2016)	Blooming Period
Otay Mesa mint <i>Pogogyne nudiuscula</i>	ESA: Endangered CESA: Endangered CNPS List: 1B.1	Annual herb. Found in vernal pools. Elevation 90-250 meters.	May-July
Delta woolly-marbles <i>Psilocarphus brevissimus</i> var. <i>multiflorus</i>	CNPS List: 4.2	Annual herb. Found in vernal pools. Elevation 10-500 meters.	May – June
Nuttall's scrub oak <i>Quercus dumosa</i>	CNPS: List 1B.1	Evergreen shrub. Found in closed-cone coniferous forest, chaparral, and coastal scrub. Elevation 15-400 meters.	February-April
Engelmann oak <i>Quercus engelmannii</i>	CNPS List: 4.2	Perennial deciduous tree. Found in chaparral, cismontane woodland, riparian woodland, and valley and foothill grassland. Elevation 50-1300 meters.	March – June
Munz's sage <i>Salvia munzii</i>	CNPS: List 2B.2	Perennial evergreen shrub. Found in chaparral and coastal scrub. Elevation 115- 1065 meters.	February – April
ashy spike-moss <i>Selaginella cinerascens</i>	CNPS: List 4.1	Perennial rhizomatous herb. Found in chaparral and coastal scrub. Elevation 20-640 meters.	N/A
chaparral ragwort <i>Senecio aphanactis</i>	CNPS List: 2B.2	Annual herb. Found in chaparral, cismontane woodland, and coastal scrub. Elevation 15-800 meters	January-April
bottle liverwort <i>Sphaerocarpos drewei</i>	CNPS List: 1B.1	Ephemeral liverwort. Found in chaparral and coastal scrub. Elevation 90-600 meters.	N/A
purple stemodia <i>Stemodia durantifolia</i>	CNPS List: 2B.1	Perennial herb. Found in Sonoran desert scrub. Elevation 180-300 meters	January – December
San Diego County needle grass <i>Stipa diegoensis</i>	CNPS List: 4.2	Perennial herb. Found in chaparral and coastal scrub. Elevation 10-800 meters.	February – June
estuary seablite <i>Suaeda esteroa</i>	CNPS List: 1B.2	Perennial herb. Found in marshes and swamps. Elevation 0-5 meters.	May - January
woolly seablite <i>Suaeda taxifolia</i>	CNPS List: 4.2	Perennial evergreen shrub. Found in coastal bluff scrub, coastal dunes, and marshes and swamps. Elevation 0-50 meters.	January – December
Parry's tetraococcus <i>Tetraococcus dioicus</i>	CNPS List: 1B.2	Perennial deciduous shrub. Found in chaparral and coastal scrub. Elevation 165- 1000 meters.	April – May
woven-spored lichen <i>Texosporium sancti- jacobi</i>	CNPS List: 3	Crustose lichen (terricolous). Found in chaparral. Elevation 290-660 meters.	N/A
San Diego County viguiera <i>Viguiera laciniata</i>	CNPS List: 4.2	Perennial shrub. Found in chaparral and coastal scrub. Elevation 60-750 meters.	February – August

Common Name Scientific Name	Sensitivity Status ²	General Habitat Description (CNPS 2016)	Blooming Period
rush-like bristleweed <i>Xanthisma junceum</i>	CNPS List: 4.3	Perennial herb. Found in chaparral and coastal scrub. Elevation 240 – 1000 meters.	May – January

¹**Historical Occurrence:** Species listed in this table were found to have been historically recorded within the vicinity of the LCP area (CNPS 2016;CNDDDB 2016) during a desktop analysis of the USGS 7.5-minute Topographic Quadrangles that include and surround the LCP area (Del Mar, Encinitas, Rancho Santa Fe). The traditional nine-quadrangle search could not be implemented because the LCP area is directly adjacent to the Pacific Ocean, for which there are no designated quadrangles. Focused surveys and detailed vegetation mapping are required on a project-by-project basis to determine the presence, absence or potential for a species to occur within the LCP area.

²**Sensitivity Status Key**

ESA: Federal Endangered Species Act (ESA)

CESA: California Endangered Species Act (CESA)

CNPS: California Native Plant Society California Rare Plant Rank Lists:

1B: Considered rare, threatened, or endangered in California and elsewhere

2: Plants rare, threatened, or endangered in California, but more common elsewhere

3: Plants for which we need more information – review list

4: Plants of limited distribution a watch list

Decimal notations: .1 – Seriously endangered in California, .2 – Fairly endangered in California,

.3 – Not very endangered in California

Multiple Species Conservation Program (MSCP)

**Attachment B – Draft Local Coastal Program
Implementation Plan**

County of San Diego

Planning & Development Services

Local Coastal Program Update

DRAFT

**LOCAL COASTAL PROGRAM
IMPLEMENTATION PLAN**

September 2016

Prepared For:

County of San Diego

Planning & Development Services

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DRAFT

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PART 9: COASTAL ZONE REGULATIONS

GENERAL PROVISIONS

9000 Purpose of the Coastal Zone Regulations Implementation Plan

This document establishes the County of San Diego Implementation Plan representing the Coastal Zone Regulations, for the County of San Diego's Local Coastal Program (LCP), prepared in accordance with the California Coastal Act (CCA) of 1976. As provided by the CCA, an LCP consists of two major components: the Land Use Plan (LUP) and the Implementation Plan (IP). Whereas the LUP designates the kinds, location, and intensity of land and water uses and presents applicable resource protection and development policies, the IP provides development regulations for specific coastal zone activities needed to carry out the LUP. Accordingly, the County of San Diego IP describes the various implementation measures needed to carry out the County of San Diego LUP.

The purpose of this Section is to implement the County's LUP and to protect and promote the public health, safety, peace, comfort, convenience, and general welfare of the County. More specifically, this Section is intended to:

- Encourage public access to the San Elijo Lagoon Ecological Reserve, San Dieguito Regional Park, and Escondido and Orilia creeks, while minimizing adverse impacts on sensitive habitats.
- Minimize safety hazards and impacts from natural and man-induced hazards, including flooding, sea level rise, and geologic instability.
- Preserve and enhance existing coastal vistas while recognizing the rights of private property owners.
- Provide recreational opportunities, visitor-serving facilities, and public improvements within the funding constraints of the public sector.
- Allow land uses that respond to the institutional and natural constraints of the land and that minimize disturbance of surrounding coastal land areas.
- Preserve and enhance the unique natural resources, environmental quality, and community character of this Coastal Zone.
- Promote the development of run-off control measures and best management practices capable of minimizing water quality impacts, including from siltation and to San Elijo Lagoon and Escondido and Orilia creeks.

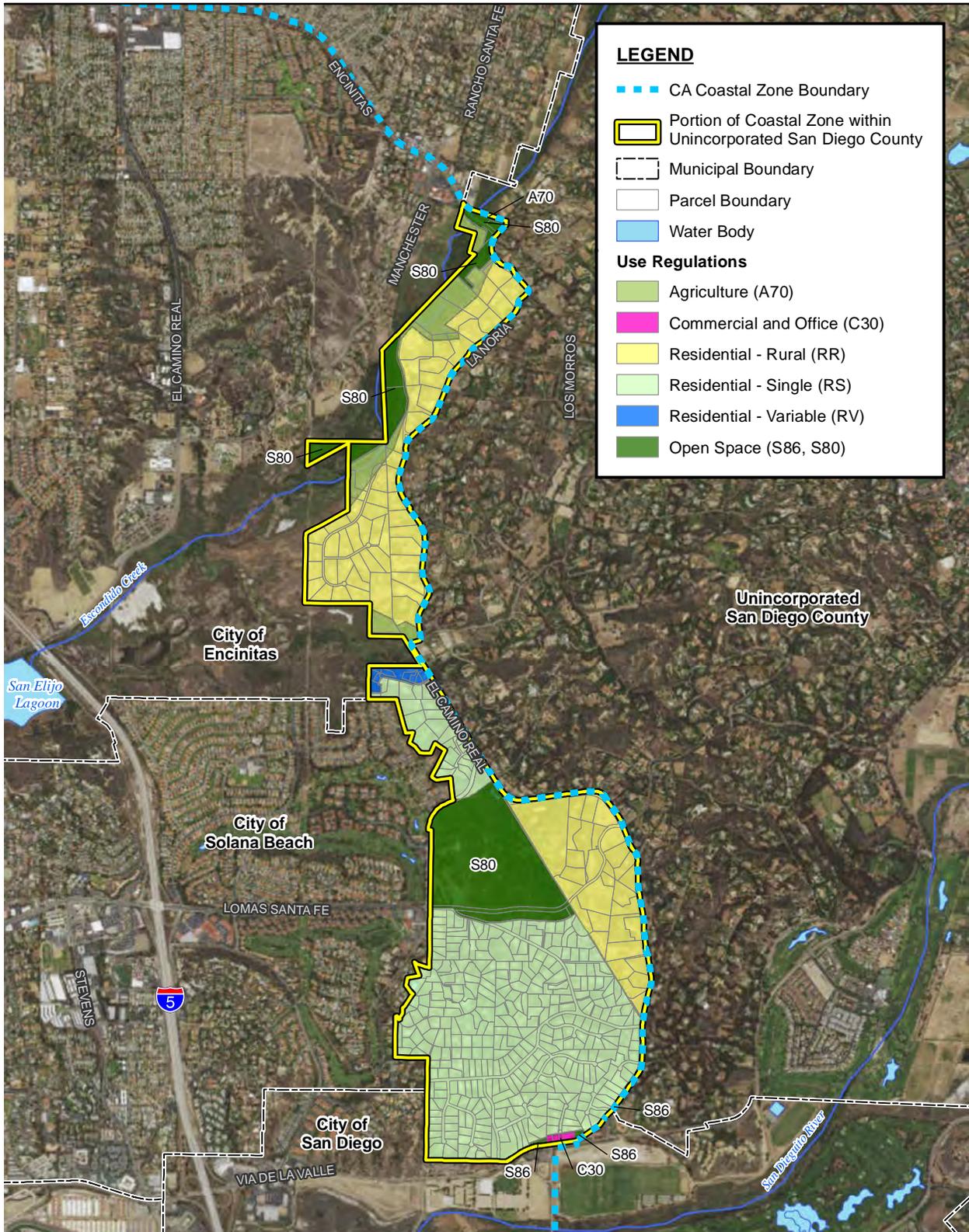
9002 Applicability

This Section applies to all development and uses within the Coastal Zone (boundary of Coastal Zone shown on **Figure 9-1**) of the County of San Diego.

9004 Adoption

Adoption of the provisions of Section 9000 through 9500 of the Zoning Ordinance by the County of San Diego Board of Supervisors is pursuant to the authority contained in Public Resources Code Sections 30000 et seq. (Coastal Act) and Title 14, Division 5.5 of the California Code of Regulations.

Upon adoption the terms, conditions, maps, and regulations this Section shall govern, supersede, and modify the provisions included in the County's Zoning Ordinance except as specifically noted within this Section.



Source: SanGIS 2016; NAIP 2014.

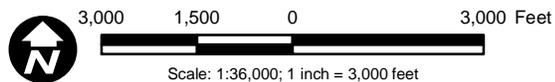


Figure 9-1
Coastal Zone Use Regulations

Local Coastal Program - Local Coastal Implementation Plan

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a. Responsibility for Administration

This Section shall be administered by: the County of San Diego Planning Commission, referred to as the "Commission"; the Zoning Administrator, the Director – Planning & Development Services, hereafter referred to as "PDS".

b. Conflict with Other Provisions

If there is a conflict between a provision of this Section and a provision of the General Plan, or any other County-adopted plan, resolution, or ordinance not included in this Section, the regulations outlined in this Section shall prevail.

c. Severability

If any chapter, section, subsection, paragraph, sentence, clause, phrase, or other portion of this Zoning Ordinance is for any reason held to be invalid or unenforceable by a court, such decision shall not affect the validity of the remaining portions of the Zoning Ordinance.

COASTAL ZONE USE REGULATIONS AND REQUIREMENTS

9100 Purpose

The purpose of this Section is to establish the use regulations and related components of the IP, including all zoning uses, regulations, and requirements consistent with the policies and provisions of the Land Use Plan (LUP), and applicable to all areas within the County's Coastal Zone.

9102 Compliance

All properties within the Coastal Zone shall be subject to compliance with applicable regulations herein except as otherwise provided in Section 9404. Specifically, the following rules shall apply to property within designated Use Regulations within the Coastal Zone:

- a. No structure shall be erected and no existing structure shall be moved, altered, added to, or enlarged, nor shall any land, structure, or premises be used, designated, or intended to be used for any purpose, or in any manner other than is included among the uses hereinafter listed as permitted in the Use Regulation in which such structure, land, or premises is located.
- b. No structure shall be erected, reconstructed, or structurally altered to exceed in height the limit hereinafter designated for the Use Regulation in which such structure is located.
- c. No structure shall be erected, altered, enlarged, or rebuilt, except in conformity to the setback, lot coverage (if applicable), structure location, and other applicable regulations hereinafter designated for the Use Regulation in which such structure is located.
- d. No use shall be established, expanded, altered, changed, or otherwise modified except as provided for in the terms of this Section.

9104 Establishment and Designation of Coastal Zone Use Regulations

a. *Establishment of Coastal Zone Use Regulations*

The County of San Diego Coastal Zone is divided into the Coastal Zone Use Regulations shown in **Table 9-1** and illustrated in **Figure 9-1**.

**Table 9-1
Coastal Zone
Use Regulations**

Symbol	Use Regulation	Intent
A70	Limited Agriculture	The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.
C30	Office-Professional	The C30 Use Regulations are intended to create and enhance areas where administrative, office and professional services are the principal and dominant use. It is also intended that uses involving high volumes of vehicular traffic be excluded from the C30 Use Regulations. Typically, the C30 Use Regulations would be applied near residential areas, have a scale and appearance compatible with and complementary to the adjacent residential use, and have pedestrian as well as vehicular access.
RR	Rural Residential	The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.
RS	Single Family Residential	The RS Use Regulations are intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. The intent of the RS Use Regulation in the Coastal Zone is to create a traditional single-family residential area.
RV	Variable Family Residential	The RV Use Regulations are intended to create and enhance areas where residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. Application of the appropriate Use Regulations with appropriate development designators can create a single-family residential area, a duplex or two-family residential area, a multi-family residential area, or an area with a combination of single family, duplex, two-family or multi-family dwellings.

Symbol	Use Regulation	Intent
S80	Open Space	The S80 Open Space Use Regulations are intended to provide for appropriate controls for land generally unsuitable for intensive development. The S80 Use Regulations is applied to recreation and open space areas. Uses permitted within the S80 Use Regulations include those having a minimal impact on the natural environment, or those compatible with the hazards, resources, or other restrictions on the property. Various applications of the S80 Use Regulations with appropriate development designators can create or protect large recreation areas or limited use areas having identified hazards or natural resources.
S86	Parking	The S86 Use Regulations are intended to identify and create areas for automotive parking in association with another dominant land use. Typically, the S86 Use Regulation would be applied to assure a physical separation between one type of use and another, or to accommodate off-street parking requirements for recreational areas. Various applications of the S86 Use Regulations with appropriate development designators is intended to create small parking areas between uses rather than large parking areas.

b. **Coastal Zone Use Regulations (Coastal Zoning Map)**

The designations, locations, and boundaries of the Use Regulations are set forth on the County of San Diego Zoning Map. The County of San Diego Zoning Map is on file with the Clerk of the Board, and the Coastal Zone Use Regulations are illustrated in **Figure 9-1**. This map may be amended by ordinance of the County of San Diego Board of Supervisors subject to certification by the California Coastal Commission.

9106 Allowed Land Uses and Permit Requirements for Coastal Zone Use Regulations

- a. **Tables 9-2a through 9-2f** illustrate the use regulations and permit requirements for each land use within the Coastal Zone.
- b. Supplemental limitations on uses are further described in Section 2980 of the Zoning Ordinance.

Table 9-2a
Coastal Zone Regulations
Use and Enclosure Matrix

**COASTAL ZONE REGULATIONS
USE & ENCLOSURE MATRIX**

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES		RESIDENTIAL																	COMMERCIAL																	AGRICULTURAL																	SPECIAL PURPOSE																																																																																																																					
		Family Residential					Group Residential					Mobilehome Residential							CIVIC					Administrative Services					Clinic Services (see Sec. 6900)					Community Recreation					Child Care Center					Emergency Shelters (see Sec. 6911)					Essential Services (see Sec. 6905)					Fire Protection Services					Group Care					Law Enforcement Services					Civic, Fraternal or Religious Assembly					Major Impact Services and Utilities					Minor Impact Services					Parking Services					Postal Services					Small Schools																																																																												
1250	1260	1265	1280	1300	See Section 6816		1310	1315	1320	1325	1330	1332	1334	1335	1340	1345	1346	1348	1350	1355	1360	1365	1375	Use Regulations																																																																																																																																																		
																							RESIDENTIAL																	COMMERCIAL																	AGRICULTURAL																	SPECIAL PURPOSE																																																																																																
RS	S		18		S	S		M		M	M	M	M		S	S	M		M	M	S	M	M	S	RS	S		18		S	S		M		M	M	M	M		S	S	M		M	M	S	M	M	S	RR	S	M	18		S	S	M	M	M	M	M	M		S	S	M	M	M	M	S	M	M	S	C30					S	S		S	S	S	M	S	S		S	S		S	M	M	S	S	M	S	A70	S	M	18		S	S	M	M	M	M	M	M		S	S	M	S	M	M	S	M	M	M	S80*	S				S	S		M	M	M	M	M		S	S			M	M	S	M	M	M	S86					S	S								S	S		S		S	S			
																							RS Single-Family Residential																	C30 Office-Professional																	A70 Limited Agriculture																	S80* Open Space																																																																																																
																							RV Variable Family Residential																																																			S86 Parking																																																																																																
																							RR Rural Residential																																																																																																																																																			

MATRIX LEGEND

- A Permitted by Administrative Permit
- S Permitted by Site Plan
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger
- 1-22 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May Be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)

Revised 7/2016 Page 1 of 6
PDSFORMS\ZONING ORDINANCE MTRX-1

Table 9-2b
Coastal Zone Regulations
Use and Enclosure Matrix

THE ZONING ORDINANCE - COUNTY OF SAN DIEGO

Page 2 of 6

**COASTAL ZONE REGULATIONS
USE & ENCLOSURE MATRIX**

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES	COMMERCIAL																Use Regulations																			
	Enclosed	Open	Drive-In	Administrative	Adult Entertainment and Professional Services	Agricultural & Horticultural Establishments	a) Agricultural Sales	b) Horticultural Sales	Agricultural Sales	Animal Services	a) Auctioning	b) Grooming	c) Horse Stables	d) Kennels	e) Stockyards	f) Veterinary (Large Animal)		g) Veterinary (Small Animal)	Automotive and Equipment	a) Cleaning	b) Fleet Storage	c) Parking	d) Repairs	e) Repairs (Heavy Equipment)	f) Sales/Rentals (Light Equipment)	g) Sales/Rentals (Heavy Equipment)	h) Sales/Rentals (Farm Equipment)	i) Storage (Light Equipment)	j) Storage (Nonoperating Vehicles)	k) Storage (Recreation Vehicles & Boats)						
1400	See Section 6816				1410	6930	1415			1420	1425						1430																			
RS				P		P	P					16	16									P														
RV				P		P	P					16	16									P														
RR	S	S	S									16	16																							
C30	S			M	S							16	16								S															
A70	S	S	S					M	M			16	16		6	6																				
S80*	S	S	M									16	16									M														
S86	S	S	S	S								16	16									S														

Commercial continued on next page

MATRIX LEGEND

- A Permitted by Administrative Permit
- S Permitted by Site Plan
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-22 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)

Revised 7/2016 Page 2 of 6
PDSFORMS\ZONING ORDINANCE MTRX-2



Table 9-2c
Coastal Zone Regulations
Use and Enclosure Matrix

THE ZONING ORDINANCE - COUNTY OF SAN DIEGO

Page 3 of 6

**COASTAL ZONE REGULATIONS
USE & ENCLOSURE MATRIX**

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES COMMERCIAL (cont.)	USE TYPES															Use Regulations			
	Enclosed	Semi-Enclosed	Open	Drive-thru	Building Maintenance Services	Business Equipment Sales and Services	Business Support Services	Communications Services	Construction Sales and Services	Convenience Sales and Services (See Sec. 6300)	Coating Industries (See Sec. 6620)	Eating and Drinking Establishments	Explosive Storage (See Sec. 6604)	Financial, Insurance and Real Estate	Food and Beverage Retail Sales a) Canteen b) In-home c) Under-taking		Gasoline Sales	Laundry Services	Medical Services
1400	See Section 6816			1435	1440	1445	1450	1455	1460	1463	1465	1470	1475	1480	1485	1490	1495	1500	
RS						P			P			P	P						P
RV						P			P			P	P						P
RR	S	S	S							17									
C30	S			M		S	S		10		10		S	10			M		S
A70	S	S	S							17		M							
S80*	S	S	M									M							
S86	S	S	S	S															

Commercial continued on next page

MATRIX LEGEND

- A Permitted by Administrative Permit
- S Permitted by Site Plan
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-22 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E** Exceptions to Enclosure Matrix (See Section 6814)

Revised 7/2016 Page 3 of 6
DPLUFORMSIZONING ORDINANCE MTRX-3

Table 9-2e
Coastal Zone Regulations
Use and Enclosure Matrix

THE ZONING ORDINANCE - COUNTY OF SAN DIEGO
COASTAL ZONE REGULATIONS
USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES	COMMERCIAL (cont.)										INDUSTRIAL					Use Regulations			
	Enclosed	Semi-Enclosed	Open	Drive-In	Transient Habitation:	a) Campground (See Section 6450)	b) Lodging	c) Resort (See Section 6400)	Wholesaling, Storage and Distribution	a) Mini Warehouse (See Section 6909)	b) Light	c) Heavy	Enclosed	Semi-Enclosed	Open		Custom Manufacturing	General Industrial	Heavy Industrial
	1400	See Section 6816	1545			1550						1600	See Section 6816	1610	1620	1630			
RESIDENTIAL																			
RS																			RS Single-Family Residential
RV																			RV Variable Family Residential
RR	S	S	S		M		M		M										RR Rural Residential
COMMERCIAL																			
C30	S			M															C30 Office-Professional
AGRICULTURAL																			
A70	S	S	S		M		M					S	S	M					A70 Limited Agriculture
SPECIAL PURPOSE																			
S80*	S	S	M																S80* Open Space
S86	S	S	S	S															S86 Parking

MATRIX LEGEND

- A Permitted by Administrative Permit
- S Permitted by Site Plan
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger
- 1-22 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May Be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E** Exceptions to Enclosure Matrix (See Section 6814)

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PDSFORMS\ZONING ORDINANCE MTRX-5

COASTAL ZONE SITE DEVELOPMENT STANDARDS

9200 Site Development Standards by Subarea

- a. The following development standards apply to all property within the Coastal Zone as organized by the Subareas shown in **Figure 9-2** and outlined in **Tables 9-3a, b, and c** below.

**Table 9-3a
Development Standards
Subareas A through J**

Dev Regs ¹	Subarea A	Subarea B	Subarea C	Subarea D	Subarea E	Subarea F	Subarea G	Subarea H	Subarea I	Subarea J
Use Regulation	S80	A70	S80	A70	RR	S80	S80	A70	A70	RR
Density	.125	-	.125	-	-	.125	.125	-	-	-
Lot Area	8 ac	8 ac	8 ac	8 ac	2.86 ac	8 ac	8 ac	8 ac	8 ac	2 ac
Building Type	C	C	C	B	B	C	C	B	C	C
Max. Floor Area	-	-	-	-	-	-	-	-	-	-
FAR	-	-	-	-	-	-	-	-	-	-
Height	G	G	G	G	G	G	G	G	G	G
Lot Coverage	-	-	-	-	-	-	-	-	-	0.60
Setback	C	C	A	A	A	A	C	A	C	B
Open Space	-	-	-	-	-	-	-	-	-	B
Animal Regs.	L	L	V	V	V	V	L	V	L	V
Special Area Regs	Por F, R	Por F, R	F, R	F, R	F, R	F, R	Por F, R	F, R	Por F, R	F, R

- = Not applicable

1 – See Figures 9-3 through 9-8 and Tables 9-4 through 9-7 for further description of the applicable Development Regulations within the Coastal Zone.

**Table 9-3b
Development Standards
Subareas K through T**

Dev Regs	Subarea K	Subarea L	Subarea M	Subarea N	Subarea O	Subarea P	Subarea Q	Subarea R	Subarea S	Subarea T
Use Regulation	A70	A70	RV	RS	RS	RS	RS	S80	S80	RR
Density	-	-	-	-	-	-	-	.125	.125	-
Lot Area	8 ac	4 ac	-	1 ac	1 ac	1 ac	1 ac	8 ac	8 ac	2.86 ac
Building Type	C	B	L	B	B	B	C	C	C	B
Max. Floor Area	-	-	-	-	-	-	-	-	-	-
FAR	-	-	-	-	-	-	-	-	-	-
Height	G	G	G	E	E	E	G	G	G	G
Lot Coverage	-	-	0.60	0.20	-	-	-	-	-	-
Setback	C	A	V	B	G	G	H	C	C	A
Open Space	-	-	-	-	-	-	-	-	-	-
Animal Regs.	L	V	A	Q	Q	Q	Q	U	U	V
Special Area Regs	F, R	F, R	P, R	R	R	R, S	R, S	R, S	R	R, S

- = Not applicable

1 – See Figures 9-3 through 9-8 and Tables 9-4 through 9-7 for further description of the applicable Development Regulations within the Coastal Zone.

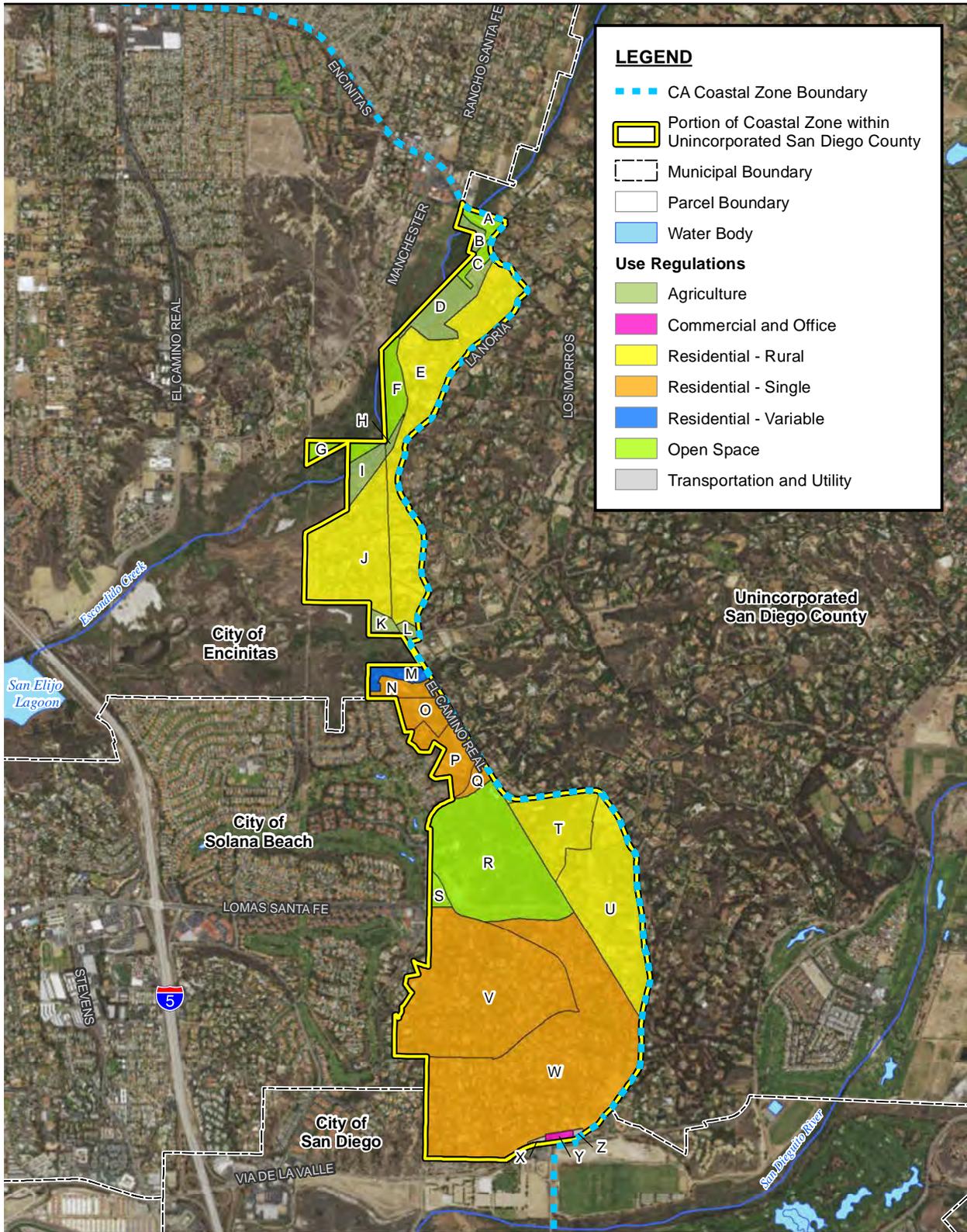
**Table 9-3c
Development Standards
Subareas U through Z**

Dev Regs	Subarea U	Subarea V	Subarea W	Subarea X	Subarea Y	Subarea Z
Use Regulation	RR	RS	RS	S86	C30	S86
Density	-	-	-	-	-	-
Lot Area	2.86 ac	1 ac	1 ac	-	-	-
Building Type	B	B	B	A	X	A
Max. Floor Area	-	-	-	-	-	-
FAR	-	-	-	-	-	-
Height	G	E	E	A	G	A
Lot Coverage	-	0.20	0.20			
Setback	A	B	B	R	M	R
Open Space	-	-	-	-	-	-
Animal Regs.	V	Q	Q	-	-	-
Special Area Regs	R	R	R	R	R	R

- = Not applicable

1 – See Figures 9-3 through 9-8 and Tables 9-4 through 9-7 for further description of the applicable Development Regulations within the Coastal Zone.

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Source: SanGIS 2016; NAIP 2014.

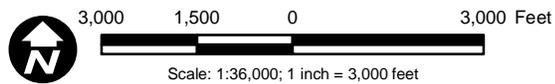


Figure 9-2
Coastal Zone Subareas

Local Coastal Program - Local Coastal Implementation Plan

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- i. **Lot Area – Tables 9-3a, 9-3b, and 9-3c and Figure 9-3** illustrate the lot size development standards within the Coastal Zone.
- ii. **Building Type – Figure 9-4** illustrates the allowed building type designators within the Coastal Zone. The applicable designators are defined in **Table 9-4**.

**Table 9-4
Building Type Schedule**

Designator	Residential							Mixed Residential Nonresidential		Nonresidential	
	Single Detached (one dwelling unit per lot)	Semi-Detached (one dwelling unit per lot)	Duplex or Double Detached (a) (two units on same lot)	Stacked (same lot)	Triplex, Three Unit Multiple (a) (same lot)	Attached, Three to Eight Dwelling Units (separate lots)	Multi-Dwelling (same lot)	Limited Nonresidential (ground level and basement only)	Unlimited Nonresidential (any level)	Detached (one or more main buildings per lot)	Attached (same lot or separate lots)
A ¹											
B	X										
C	X							X		X	X
L	X	X	X	X	X	X	X	X	X	X	X
W										X	X
X										X	

Note:

(a) Detached dwellings are permitted.

1 - In zones subject to the "A" Building Designator, no buildings are permitted except those exempt from the Building Type Schedule pursuant to Section 4315, which includes civic uses, any use or structure for which a use permit is granted, accessory structures, temporary structures erected pursuant to the Temporary Use Regulations in Section 6100 through 6818, and secondary uses.

- iii. **Height – Figure 9-5** illustrates the allowed building height designators within the Coastal Zone. **Table 9-5** defines the Height regulation designators within the Coastal Zone.

**Table 9-5
Height Schedule**

Designator	Maximum Height ¹ (Feet)	Maximum Number of Stories
A	15	1
E	30	2
G	35	2

Note:

¹ For permitted exemptions to the Height limits see Sections 4620 and 4622

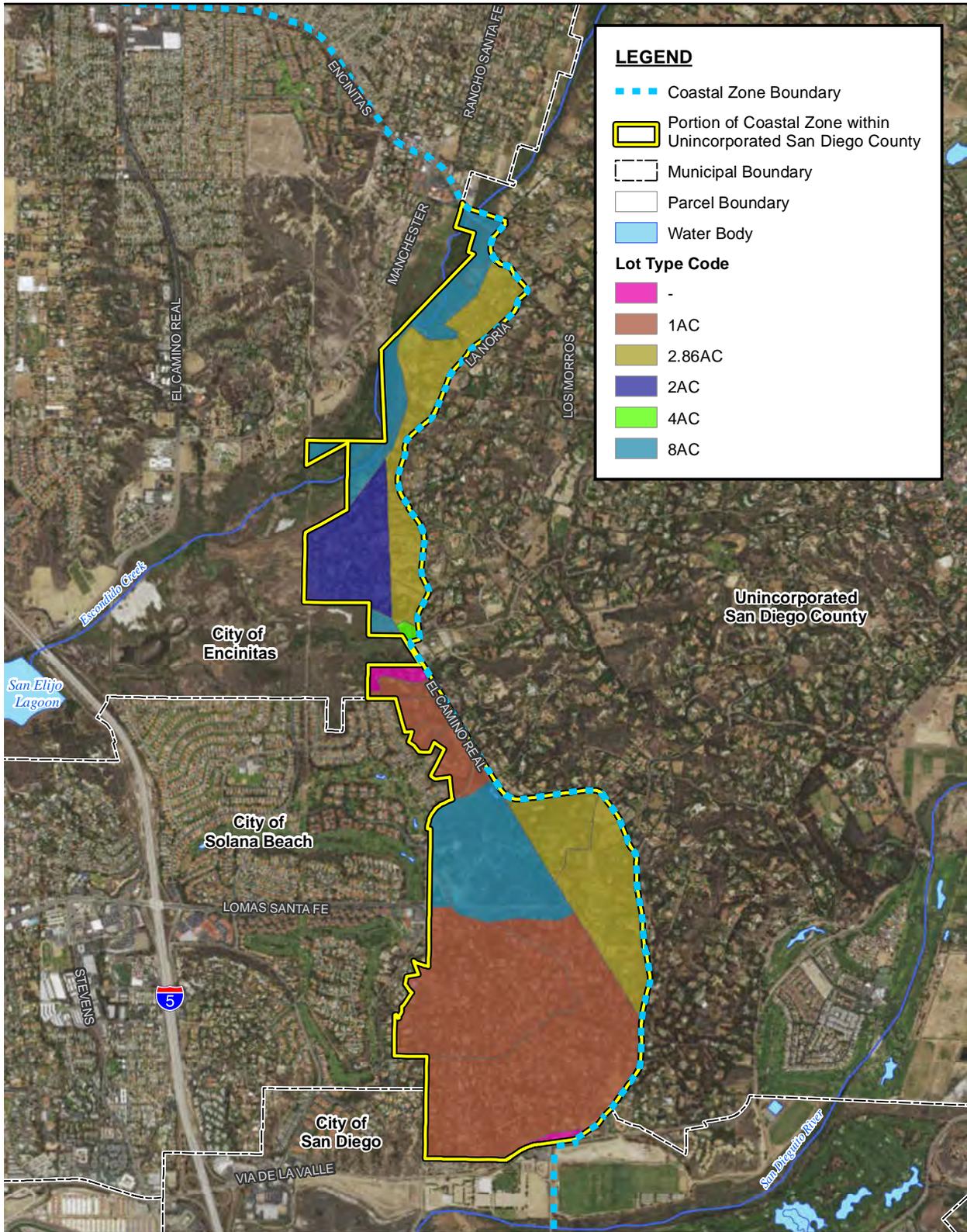
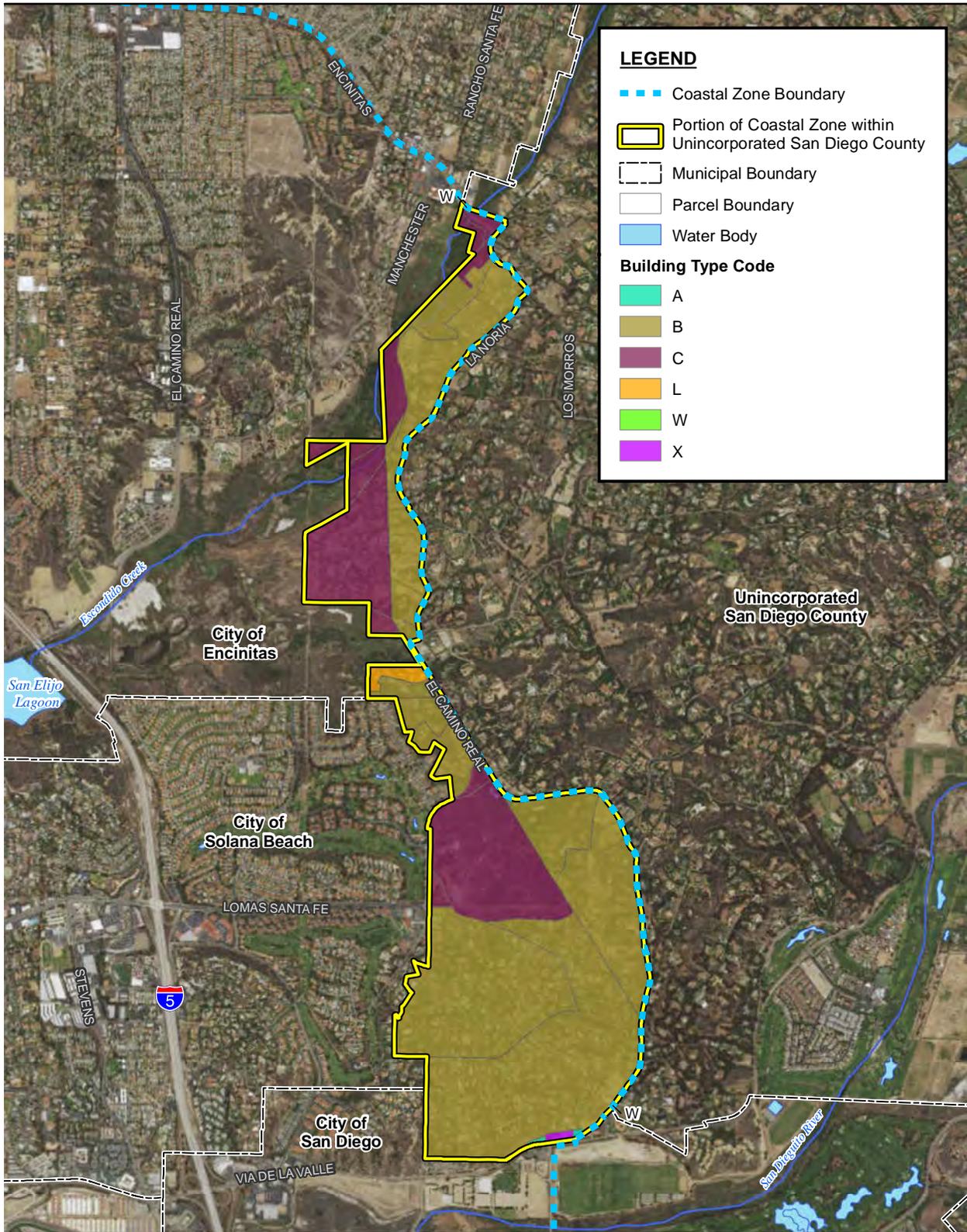


Figure 9-3
Lot Type

Local Coastal Program - Local Coastal Implementation Plan

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Source: SanGIS 2016; NAIP 2014.

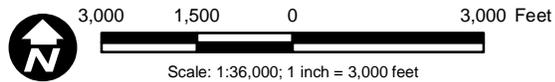


Figure 9-4
Building Type

Local Coastal Program - Local Coastal Implementation Plan

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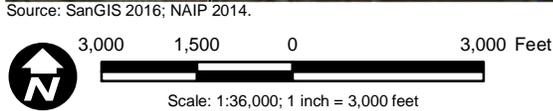
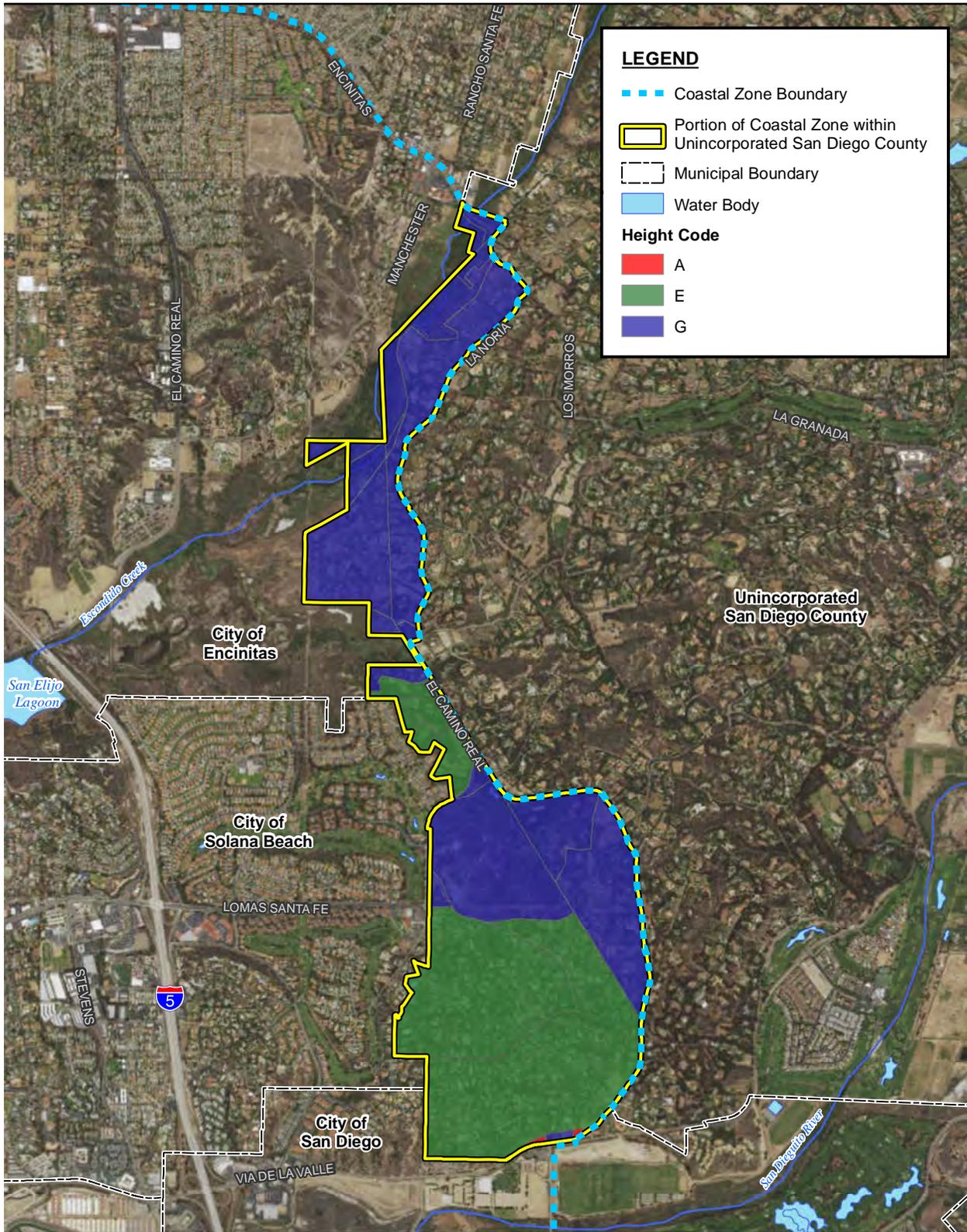


Figure 9-5
Height

Local Coastal Program - Local Coastal Implementation Plan

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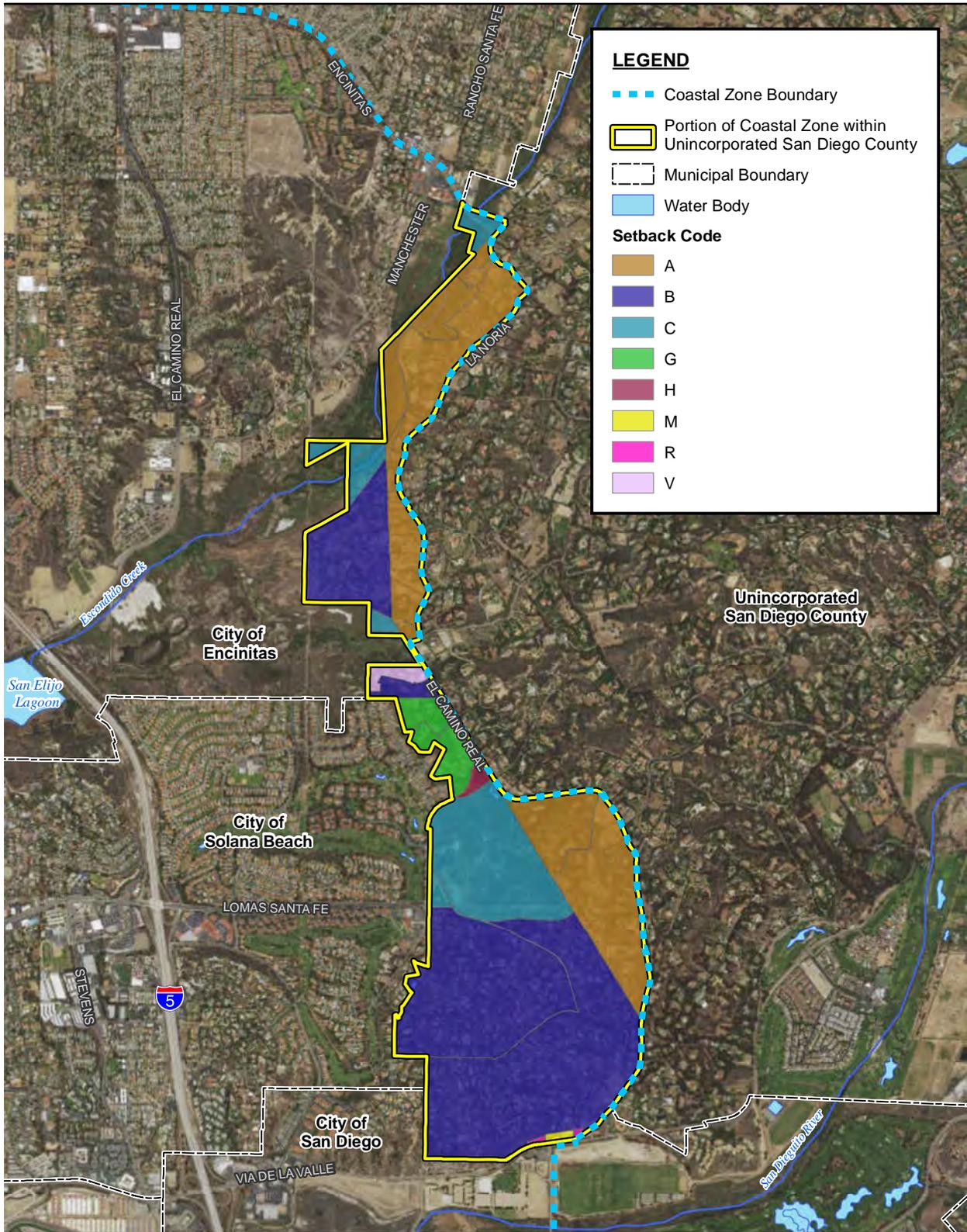
- iv. **Setbacks** – **Figure 9-6** illustrates the allowed Setback designators within the Coastal Zone. **Table 9-6** defines the Setbacks applicable to the Coastal Zone.

**Table 9-6
Setback Schedule**

Designator	Front Yard				Side Yard		Rear Yard	
	Abutting public street or private thoroughfare except those subject to Note (a). (Measured from Centerline)					Interior Setback measured from the lot line	Exterior (d) Setback measured from centerline	Setback measured from lot line
	Standard Setback	Setbacks for certain Major Subdivisions recorded after January 1, 1966						
		Street Width in Feet						
		50	52	56				
A	100	100	100	100	15	35	50	
B	60	60	60	60	15	35	50	
C	60	60	60	60	15	35	25	
G	50	45	46	48	10	35	40	
H	50	45	46	48	10	35	25	
M	50	50	50	50	5 (c)	35	25	
R	(e)	(e)	(e)	(e)	0 (b)	35	15	
V	Setbacks to be established during planned development, use permit or site plan review							

Notes:

- a. This provision applies only to those lots which front on a private street or easement which is less than 40 feet in width. The front yard setback required shall be 40 feet from the centerline of said street or easement. For lots fronting on the terminal end of said street or easement the 40 feet shall be measured from a point on the centerline of said street or easement at a distance of 20 feet in front of the intersection of said centerline and the front lot line.
- b. Five feet if lot line abuts property in a residential zone.
- c. An additional one foot for each side yard is required for each story above the second.
- d. The exterior side yard setback as measured from the nearest edge of the right-of-way shall not be less than that required for the interior side yard.
- e. Equal to setback requirement of abutting property that is nearest main building.



Source: SanGIS 2016; NAIP 2014.

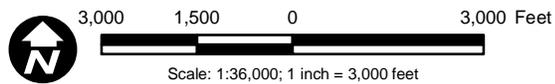


Figure 9-6
Setbacks

Local Coastal Program - Local Coastal Implementation Plan

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- v. **Animal Regulations** – Figure 9-7 illustrates the Animal Regulations that apply within the Coastal Zone. Table 9-7 defines the Animal Regulations applicable to the Coastal Zone.

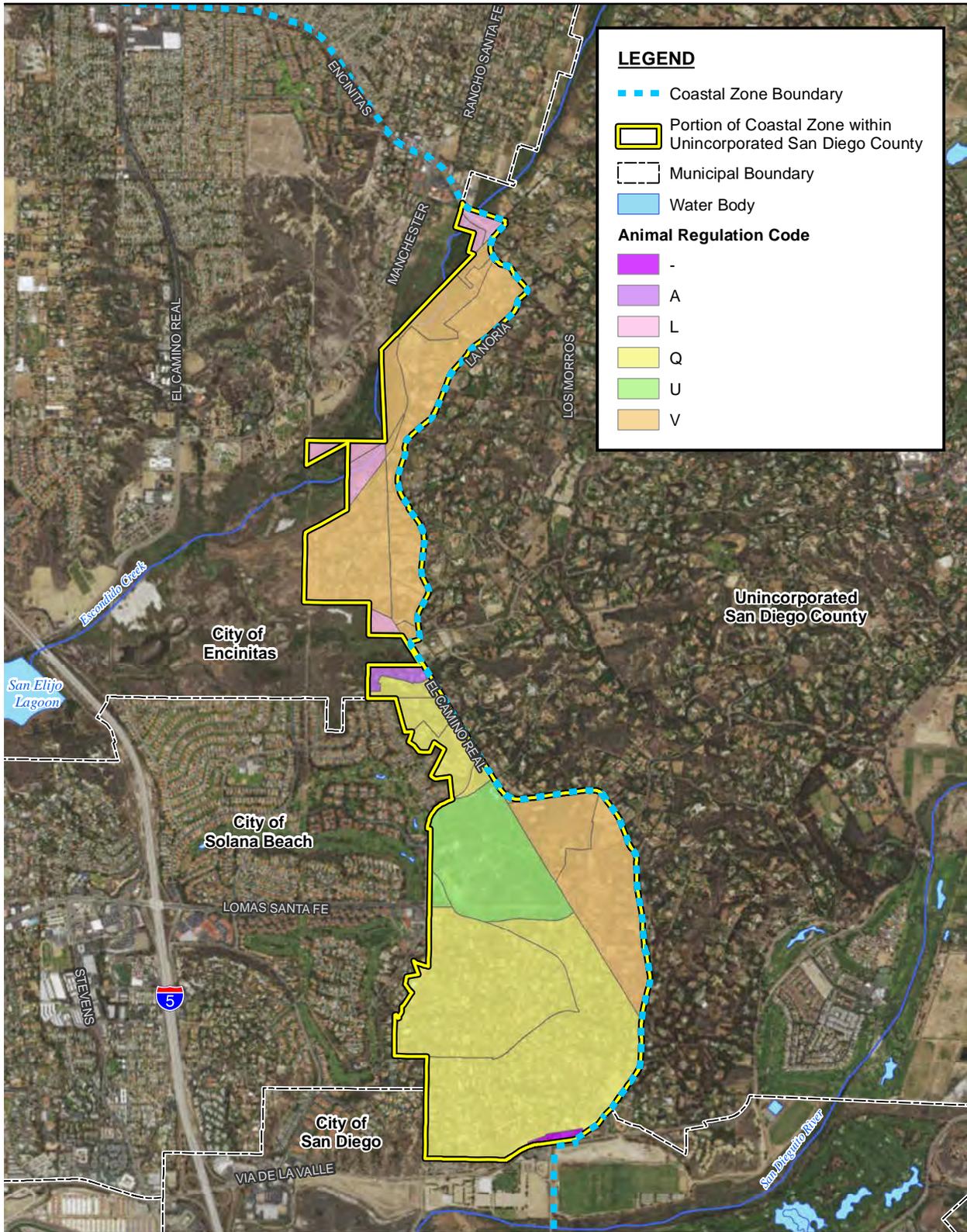
**Table 9-7
Animal Schedule**

Animal Use Type <i>(see Note 4)</i>	Restrictions and Density Range	Designator				
		A	L	Q	U	V
Animal Sales and Services						
Horse Stable	Boarding of and riding lessons for up to 3 horses not owned by the property owner		X		X	X
	10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification		X		X	X
	10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit		X		X	X
	More than 100 horses and more than 10 acres of usable area + by MUP		X		X	X
Kennels <i>(see Note 1)</i>	MUP required		X			X
	One acre + by MUP	X				
Animal Raising <i>(see Note 6)</i>						
(a) Animal Raising Projects see Section 3115	½ acre+ by ZAP		X			X
	1 acre+ by MUP	X				
(b) Small Animal Raising (includes Poultry) <i>(See Note 8)</i> Chinchillas <i>(See Note 5)</i>	25 maximum		X	X		X
	½ acre+: 10 max	X				
	½ acre+ 25 max by ZAP	X				
	MUP required		X			
(c) Large Animal Raising (Other than horsekeeping)	1 ½ acres or less: 2 animals		X			
	1 ½ to 4 acres: 1 per ½ acre		X			
	4 acres+, 8 animals + 1 animal per 1 acre over 4 acres		X			
	2 animals			X		X
	½ acre plus 2 animals per ½ acre by ZAP	X				
(d) Horse keeping (other than Animal Sales and Services: Horse Stable)	Permitted		X	X	X	X
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X				
(e) Specialty Animal Raising: Bees <i>(See Title 6, Division 2, Chapter 9, County Code)</i> <i>(See Note 7)</i>	Permitted	X	X	X	X	X
(f) Specialty Animal Raising: Wild or Undomesticated <i>(See Note 3)</i>	ZAP Required		X		X	
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum		X	X		X
	25 maximum by ZAP		X			
	25 plus by ZAP	X			X	X
(h) Specialty Animal Raising: Birds	25 maximum		X	X	X	
	100 maximum					X
	Additional by ZAP	X	X		X	X
(i) Racing Pigeons	100 Max 1/acre plus			X		
	Permitted		X			
Animal Enclosure Setbacks						
Most Restrictive (Distance from lot lines: 10 feet)		X	X	X	X	X

MUP = Major Use Permit + = plus ZAP = Minor Use Permit

Notes:

- Dogs and cats not constituting a kennel and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations and are not subject to the animal enclosure setbacks.
- One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations, and is not subject to the Animal Schedule.



Source: SanGIS 2016; NAIP 2014.

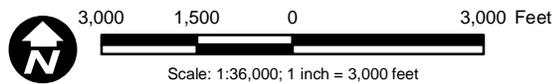


Figure 9-7
Animal Regulations

Local Coastal Program - Local Coastal Implementation Plan

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4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
7. Additional regulations are applicable to beekeeping.
8. Additional regulations are applicable to the keeping of roosters.

- vi. **Special Area Regulations.** Figure 9-8 illustrates the Special Area Regulations that apply within the Coastal Zone.

9202 Parking Requirements

- a. Parking requirements in the Coastal Zone are subject to the provisions of Section 6750 through 6799 County Parking Regulations of the Zoning Ordinance.
- b. The provision of parking shall be subject to review and approval through the STP or MUP process and shall be consistent with all required Special Area Regulations requirements in Section 9300 through 9314 as applicable.

9204 Landscaping Requirements

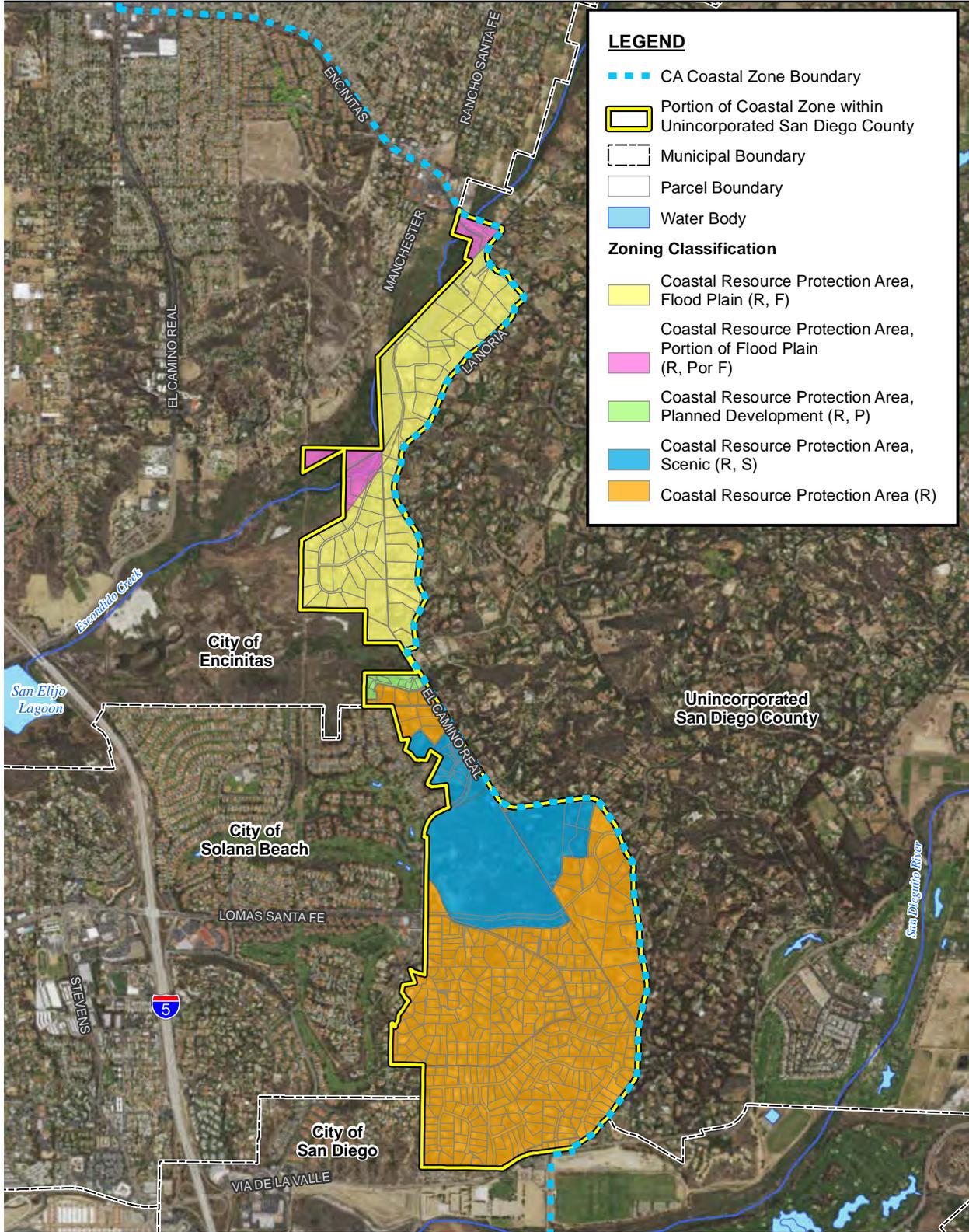
- a. All coastal permit applications for new development projects shall be required to provide a Landscape Plan that has been prepared in accordance with the provisions of the Landscape Ordinance, the Landscape Design Manual and the County of San Diego "Suggested Plant List for a Defensible Space" <http://www.sdcountry.ca.gov/pds/docs/DPLU199.pdf> and planting guidelines emphasizing the use of fire-resistant, native, non-invasive, drought-tolerant and salt-tolerant species. These landscaping requirements are subject to review and approval through the STP or MUP process and shall be consistent with all required Special Area Regulations requirements in Section 9300 through 9316 as applicable.

9206 Lighting Requirements

- a. Lighting requirements within the Coastal Zone are subject to the provisions of the County's Light Pollution Code.
- b. The provision of lighting shall be subject to review and approval through the STP or MUP process and shall be consistent with all required Special Area Regulations requirements in Section 9300 through 9314 as applicable.

9208 Sign Requirements

- a. Sign requirements within the Coastal Zone are subject to the provisions of Section 6250 through 6290 of the Zoning Ordinance.[except as modified below]
- b. Sign requirements specific to the Coastal Zone include:
 - i. Off premise Signs. Off-premise signs are not allowed within the Coastal Zone.
 - ii. Sign Area. Signs located within the California Coastal Zone and all Residential Use Regulations shall be limited to 16 square feet.



LEGEND

- - - CA Coastal Zone Boundary
- Portion of Coastal Zone within Unincorporated San Diego County
- Municipal Boundary
- Parcel Boundary
- Water Body

Zoning Classification

- Coastal Resource Protection Area, Flood Plain (R, F)
- Coastal Resource Protection Area, Portion of Flood Plain (R, Por F)
- Coastal Resource Protection Area, Planned Development (R, P)
- Coastal Resource Protection Area, Scenic (R, S)
- Coastal Resource Protection Area (R)

Source: SanGIS 2016; NAIP 2014.

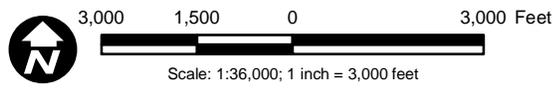


Figure 9-8
Coastal Zone Special Area Designators

Local Coastal Program - Local Coastal Implementation Plan

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- iii. Signs located within the Coastal Zone may only advertise developments within the Coastal Zone.
 - iv. Roof Signs - No roof signs shall be permitted within the Coastal Zone or along State or County designated scenic highways within the Coastal Zone.
 - v. Height. A freestanding sign shall not exceed a height measured from the ground of: i) Eight feet within the Coastal Zone except that freeway oriented signs shall be subject to the hereinafter specified height limits pertaining to such signs; ii. Twenty feet in zones subject to the Scenic Area and Historic/Archaeological Landmark and District Special Area Regulations;
- c. The provision of signs shall be subject to review and approval through the STP or MUP process and shall be consistent with all required Special Area Regulations requirements in Section 9300 through 9314 as applicable, except as otherwise noted in Section 9404 (Exemptions).

9210 Temporary Use Requirements

- a. Temporary Use requirements within the Coastal Zone are subject to the provisions of Section 6100 through 6125 of the Zoning Ordinance.

9212 Accessory Use Requirements

- d. Accessory Use requirements within the Coastal Zone are subject to the provisions of Section 6150 through 6158 of the Zoning Ordinance.

9214 Fencing Requirements

- a. Fencing requirements within the Coastal Zone are subject to the provisions of Section 6708 of the Zoning Ordinance.

COASTAL ZONE SPECIAL AREA REGULATIONS

9300 Purpose

These special area regulations provide for the establishment of special requirements in areas where, by reason of location, topography, existing development conditions, or other circumstances, development impacts may be greater or circumstances may necessitate additional site-specific regulation to further the purposes of this Ordinance.

9302 Environmentally Sensitive Habitat Area (ESHA)

- a. If located in, or adjacent to, ESHA (Figure 11 of the LUP) new development shall include an inventory conducted by a qualified biologist of the plant and animal species present on the project site. If the initial inventory indicates the presence or potential for sensitive species or habitat on the project site, a detailed Biological Study shall be required. Sensitive species are those listed in any of three categories: federally listed, state listed, and California Native Plant Society (CNPS) categories 1B and 2.
- b. The detailed Biological Study shall include at a minimum:
 - i. A site-specific survey evaluating existing habitat resources that would be affected by development at the time of proposed development.
 - ii. A map identifying existing habitat resources within the project's identified area of potential impact at the time of proposed development.
 - iii. An identification and evaluation of buffers, or setbacks, required around any identified habitat resources, including wetland or riparian vegetation, to ensure the biological integrity of the resource and consistency with the LCP.
 - iv. Identification of all biological impacts of the proposed development.
 - v. Alternatives and/or mitigation measures for reducing any identified impacts to a less than a significant level.
 - vi. Mitigation/Restoration and Monitoring Program for any mitigation required.
- c. New development shall be sited and designed to avoid or minimize impacts to ESHA. If there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts as identified in the Biological Study shall be selected.
- d. Impacts to ESHA that cannot be avoided through the implementation of siting and design alternatives shall be fully mitigated, with priority given to on-site mitigation. Off-site mitigation measures shall only be approved when it is not feasible to fully mitigate impacts on-site or where off-site mitigation is more protective. Mitigation shall not substitute for implementation of the project alternative that would avoid impacts to ESHA. Adverse impacts will be mitigated at the following ratios:
 - i. 1:1 for native tree replacement (e.g. oaks, walnut, sycamore)
 - ii. 4:1 for wetlands
 - iii. 3:1 for non-wetland riparian habitats
 - iv. 3:1 for other habitats that support state or federal rare, threatened, or endangered species, species of special concern or CNPS 1b or 2 listed plants

- v. 2:1 for coastal sage scrub not occupied by listed species.
- e. Development adjacent to ESHAs shall minimize impacts to habitat values or sensitive species to the maximum extent feasible. Native vegetation buffer areas shall be provided around ESHAs to serve as transitional habitat (not fire protection zones) and provide distance and physical barriers to human intrusion. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect. All buffers around (non-wetland) ESHA shall be a minimum of 100 feet in width, or a lesser width may be approved by Planning & Development Services and Fire Marshall. However, in no case can the buffer size be reduced to less than 50 feet. New development, including, but not limited to, vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted in required ESHA or park buffer areas. Habitat restoration and invasive plant eradication may be permitted within required buffer areas if designed to protect and enhance habitat values.
- f. ESHA shall be protected and, where feasible, enhanced. Where pedestrian access through ESHA is permitted, well-defined footpaths or other means of directing use and minimizing adverse impacts shall be used. Nesting and roosting areas for sensitive birds such as coastal California gnatcatcher, least Bell's vireo, and Belding's savannah sparrow, shall be protected by means, which may include, but are not limited to, fencing, signing, or seasonal access restrictions.
- g. The use of insecticides, herbicides, rodenticides or any toxic chemical substance which has the potential to significantly degrade ESHA, shall be prohibited within and adjacent to ESHAs, except where necessary to protect or enhance the habitat itself, such as eradication of invasive plant species, or habitat restoration or to protect public health, or as required for fuel modification. Application of such chemical substances shall not take place during the winter season or when rain is predicted within a week of application.
- h. If a site-specific biological study contains substantial evidence that an area previously mapped as ESHA does not contain habitat that meets the definition of ESHA, the County Planning & Development Services Director shall review all available site-specific information to determine if the area in question should no longer be considered ESHA and not subject to the ESHA protection policies of the LUP. If the area is determined to be adjacent to ESHA, LUP ESHA buffer policies shall apply. The County Planning & Development Services Director shall provide recommendations to the County Board of Supervisors as to the ESHA status of the area in question. If the Board of Supervisors finds that an area previously mapped as ESHA does not meet the definition of ESHA, a modification shall be made to the LUP ESHA Maps, as part of an LCP map update and LCP Amendment. If an area is not ESHA or ESHA buffer, LCP policies and standards for protection of ESHA and ESHA buffer shall not apply and development may be allowed (consistent with the IP) after the ESHA map and LCP has been amended.

9304 Wetlands

- a. Where the initial site inventory required in an ESHA by Section 9302a above indicates the presence or potential for wetland species or indicators, the County shall require a delineation of all wetland areas on the project site. Wetland delineations shall be based on the definitions contained in Section 13577(b) of Title 14 of the California Code of Regulations.
- b. The diking, filling, or dredging of wetlands, estuaries, and streams may be permitted in accordance with all policies of the LUP, where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following: (i) Incidental public service purposes, including but not limited to,

burying cables and pipes. (ii) Restoration purposes. (iii) Nature study, or similar resource dependent activities.

- c. Adverse impacts to delineated wetlands will be mitigated at a ratio of 4:1 for all types of wetland, and 3:1 for non-wetland riparian areas. The mitigation ratio may be 1:1, if, prior to the development impacts occurring, the mitigation is completed and is empirically demonstrated to meet performance criteria that establish that the created or restored wetlands are functionally equivalent to relatively pristine natural wetlands of the same type as the impacted wetlands. Replacement of wetlands on-site or adjacent to the project site, within the same wetland system, shall be given preference over replacement off-site or within a different system. Areas subjected to temporary wetland impacts shall be restored to the pre-project condition at a 1:1 ratio. Temporary impacts are disturbances that last less than 12 months and do not result in the physical disruption of the ground surface, death of significant vegetation within the development footprint, or negative alterations to wetland hydrology.
- d. A buffer of at least 100 feet in width from the upland edge of wetlands and at least 50-feet in width from the upland edge of riparian habitat shall be provided. Where oak woodland occurs adjacent to the wetland, the wetland buffer shall include the entirety of the oak habitat (not to exceed 200 feet in width). Buffers should take into account and adapt for rises in sea level. Under this policy, the CDFW, USFWS, and USACE must be consulted in such buffer determinations and in some cases, the required buffer could be greater than 100 feet. Uses and development within buffer areas shall be limited to minor passive recreational uses, with fencing, desiltation or erosion control facilities, or other improvements deemed necessary to protect the habitat, to be located in the upper (upland) half of the buffer area; however, water quality features required to support new development shall not be constructed in wetland buffers. In some cases, smaller buffers may be appropriate, when conditions of the site as demonstrated in a site specific biological survey, the nature of the proposed development, etc. show that a smaller buffer would provide adequate protection. In such cases, the CDFW must be consulted and agree that a reduced buffer is appropriate and the County, or Coastal Commission on appeal, must find that the development could not be feasibly constructed without a reduced buffer. However, in no case shall the buffer be less than 50 feet, excluding fuel modification zones.
- e. All wetlands and buffers identified and resulting from development and use approval shall be permanently conserved or protected through the application of an open space easement or other suitable device.
- f. In addition to the findings required for granting a coastal permit pursuant to Section 9408, the following specific findings shall be made for wetland areas:
 - i. The proposed use, activity or construction will not have any significant adverse effects on the habitat or scenic values of the wetlands or on associated rare, threatened or endangered species; or that adequate measures will be provided to mitigate such significant adverse effects.
 - ii. The proposed use, activity or construction will not: Involve wetland fill, except as related to habitat enhancement; Increase sedimentation of the wetland; Adversely decrease stream flow into the wetland; nor Reduce tidal interchange or internal water circulation.
 - iii. The proposed use, activity, or construction is consistent with the applicable goals and policies of the California Coastal Act and of the San Diego County Local Coastal Program Land Use Plan.

- iv. Evidence of the preliminary approval of the California Department of Fish and Wildlife, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and other resource management agencies has been provided if permits are needed.

9306 Water Quality and Watershed Protection

- a. All development within the Coastal Zone, public and private, shall meet or exceed the storm water standards of the State of California, and the most recent standards of the RWQCB with regard to storm water runoff and other polluted runoff. Specifically, development shall be sited and designed to minimize impacts to water quality from increased runoff volumes and nonpoint source pollution and shall meet the requirements of the San Diego RWQCB in its National Pollutant Discharge Elimination System (NPDES) Permit and waste discharge requirements for discharges from the Municipal Separate Storm Sewer Systems (MS4s) draining the watersheds within the San Diego region.
- b. To ensure protection of the watershed and ground water in the Coastal Zone, development shall include construction phase erosion control and polluted runoff control plans as required by the NPDES General Permit for storm water discharges associated with construction and land disturbance activities. These plans shall specify BMPs that will be implemented to minimize erosion and sedimentation provide adequate sanitary and waste disposal facilities and prevent contamination of runoff by sediment, construction chemicals and materials.
- c. All development and redevelopment will implement the County of San Diego BMP Design Manual, based on performance standards in the MS4 Permit, and County Watershed Protection Ordinance (WPO) SECTION 67.801 et seq., to protect water resources and improve water quality to the maximum extent practicable.
 - i. Source Control BMPs must be implemented for all development projects, where applicable and feasible, as defined in County Watershed Protection, Stormwater Management, Discharge Control Ordinance, Section 67.811.4. The Source Control BMPs may include:
 1. Prevention of illicit discharges into the stormwater conveyance system;
 2. Stenciling and marking of all storm drains in accordance with the BMP Design Manual;
 3. Protection of all outdoor material storage areas from rainfall, run-on, runoff; and wind dispersal;
 4. Protection of materials stored in outdoor work areas from rainfall, run-on, runoff, and wind dispersal;
 5. Protection of trash storage areas from rainfall, run-on, runoff, and wind dispersal;
 6. Implementation of additional BMPs as the County determines necessary to minimize pollutant generation.
- d. All development shall not result in the degradation of the water quality of groundwater basins or coastal surface waters including the ocean, coastal streams, or wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely impact groundwater, the ocean, coastal streams, or wetlands, consistent with the requirements of the RWQCB's MS4 permit.

- e. Proposed subdivisions or projects over 10 acres in size that do not include the use of LID, Site Design, and Source Control BMPS that will retain on-site the runoff from the appropriate design storm shall conduct an alternatives analysis to demonstrate that there are no appropriate and feasible alternative project designs that would substantially improve on-site runoff retention.
- f. Priority Development Projects will implement structural BMPs to control pollution and manage hydromodification as defined in the County Watershed Protection, Stormwater Management, Discharge Control Ordinance, Section 67.811(b).

9308 Scenic Areas

- a. **Purpose.** The purpose of these provisions is to regulate development in areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the scenic resources present in adjacent areas. These regulations constitute recognition of important social, recreational, and economic values obtained from preservation and enhancement of the scenic qualities of Coastal Zone areas for the benefit of residents and visitors.
- b. **Application of the Scenic Area Regulations.** These Scenic Area Regulations shall be applied to areas of unique scenic value including but not limited to critical viewshed areas as designated on the Local Coastal Program Land Use Plan Figure 14 Viewsheds, in Coastal Zone areas with a Special Area S Designator (**Figure 9-8**), and to areas adjacent to significant recreational, historic or scenic resources.
- c. **Limitation on Uses.** Notwithstanding the provisions of the applicable use regulations and Enclosure Matrix in Section 6816, all Use Regulations shall comply with the enclosure provisions of these Scenic Area Regulations.
- d. **Site Plan Permit Required.** No development permit of any type shall be issued for any in areas subject to the Coastal Zone Scenic Area Regulations (R, S) or within viewshed areas on Figure 14 Viewsheds of the LUP until a Site Plan Permit has been submitted and approved unless an exemption from these Scenic Area Regulations is granted pursuant to Section 9308(g) below.
- e. **Content of Site Plan Permit.** The required Site Plan Permit shall include such maps, plans, drawings, and sketches as are necessary to show:
 - i. An accurate representation of the development as viewed from any and all pertinent vista points shown on the Local Coastal Program Land Use Plan Figure 14 Viewsheds. This proposal shall include photographs of the development site taken from each of the proposed view points and a map showing the location of these viewpoints with respect to the development site. The Director may require additional viewpoints to be included in the Site Plan Permit;
 - ii. The placement, height and physical characteristics of all existing and proposed buildings and structures located on the development site;
 - iii. The existing vegetation and all proposed landscaping with heights at maturity indicated.
 - iv. The location and dimensions of existing and proposed ingress and egress points, interior road and pedestrian walkways, parking and storage area;
 - v. The size and location of existing and proposed utilities;

- vi. The existing and finished topography of the development site, including the existing natural drainage system and its proposed treatment;
 - vii. The number, size, location and design of existing and proposed signs; and
 - viii. The exterior lighting plan, the interior lighting of buildings and structures which will have a visual impact on the exterior appearance of the development.
- f. **Site Plan Permit Review Criteria.** The general criterion of Site Plan Permit is that the proposed development shall not, to the maximum extent feasible, interfere with or degrade those visual features, natural or man-made, of the site or adjacent sites which contribute to its scenic attractiveness, as viewed from either the scenic highway or the adjacent scenic, historic, or recreational resource. In addition, consideration shall be given to any scenic preservation goals, policies or recommendations set forth in the LUP. In applying this general criterion, the following specific criteria shall be evaluated when they are applicable.
- i. **Building Characteristics.** All development shall be compatible with the topography, vegetation and colors of the natural environment and with the scenic, historic and recreational resources of the designated areas.
 - ii. **Building and Structure Placement.** The placement of buildings and structures shall not detract from the visual setting or obstruct significant views, and shall be compatible with the topography of the site and adjacent areas. Buildings and structures should not be placed along bluff-top silhouette lines or on the adjacent slopes within view from a lagoon area, but should be clustered along the bases of the bluffs and on the mesa tops set back from the bluff-top silhouette lines. Buildings and structures should be sited to provide unobstructed view corridors from the nearest scenic highway, or view corridor road. These criteria may be modified when necessary to mitigate other overriding environmental considerations such as protection of habitat or wildlife corridors.
 - iii. **Landscaping.** The removal of native vegetation, especially timber, shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the designated area. Landscaping and plantings shall be used to the maximum extent practicable to screen those features listed in subsections "d", "e", and "f" of this section. Landscaping and plantings shall not obstruct significant views, either when installed or when they reach mature growth.
 - iv. **Roads, Pedestrian Walkways, Parking and Storage Areas.** Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas shall be screened from view, to the maximum extent feasible, from either the scenic highway or the adjacent scenic, historic, or recreational resource by existing topography, by the placement of buildings and structures, or by landscaping and plantings which harmonize with the natural landscape of the designated area.
 - v. **Above Ground Utilities.** Utilities shall be constructed and routed underground except in those situations where natural features prevent undergrounding or where safety considerations necessitate above ground construction and routing. Above ground utilities shall be constructed and routed to minimize detrimental effects on the visual setting of the designated area. Where it is practical, above ground utilities shall be screened from view from either the scenic highway or the adjacent scenic, historic, or recreational resource by

existing topography, by the placement of buildings and structures, or by landscaping and plantings which harmonize with the natural landscape of the designated area.

- vi. Grading. The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography shall be screened from view from either the scenic highway or the adjacent scenic, historic, or recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, except when such alterations add variety to or otherwise enhance the visual setting of the designated area.
- vii. Signs. Off-site signs shall be prohibited in areas subject to the Scenic Area Regulations. The number, size, location, and design of all other signs shall not detract from the visual setting of the designated area or obstruct significant views. Subsequent to the Site Plan Permit review and approval, any alteration to signs other than general maintenance shall be subject to an STP.
- viii. Lighting. The interior and exterior lighting of the buildings and structures and the lighting of signs, roads and parking areas shall be compatible with the lighting employed in the designated area.
- g. **Site Plan Permit Exemption.** An exemption from the requirement to process a Site Plan Permit pursuant to the special requirements of these Scenic Area regulations may be granted by the Director under either of the following circumstances: a. If it is determined, based upon substantial evidence, that the proposed project is not visible from any viewshed designated by the LUP, and from any areas adjacent to significant recreational, historic or scenic resources, including but not limited to Federal and State parks and if it is determined that the special requirements of these Scenic Area Regulations would not materially contribute to the attainment of the stated purpose or objectives of the Scenic Area Regulations to the subject property.

9310 Flooding and Sea Level Rise

Development within the "F" or "P" Special Area Designator as illustrated on **Figure 9-8** and listed in **Tables 9-3a, 9-3b, and 9-3c** shall conform to the following regulations:

- a. A Site Plan Permit shall be required that shows: the location of the 100 year floodplain, floodway, or floodway fringe as shown on both Department of Public Works 100 year Floodplain Maps and FEMA Flood Insurance Rate Maps; the location of any natural drainage (including intermittent streams) and any proposed drainage systems; and all preliminary grading, including incidental grading related to site preparation.
- b. Floodway. The development of permanent structures for human habitation or as a place of work shall not be permitted in a floodway.
 - i. In the floodway, permitted uses shall be limited to: i. Agricultural, recreational, and other such low intensity uses provided, however, that no use shall be permitted which will substantially harm the environmental values of a particular floodway area; and ii. Mineral extraction subject to an approved major use permit and reclamation plan, provided that mitigation measures were required which produce any net gain in functional wetlands and riparian habitat, and that the reclamation plan restores the site to its natural state, which would not create any increase

in flood depths or velocities or changes in the boundary from those of the floodway prior to the mineral extraction.

- ii. Modifications to the floodway must meet all of the following criteria: i. Concrete or rip-rap flood control channels are allowed only where findings are made that completion of the channel is necessary to protect existing buildings from a current flooding problem. Buildings constructed after enactment of this ordinance shall not be the basis for permitting such channels. ii. Modification will not unduly accelerate the velocity of water so as to create a condition which would increase erosion (and related downstream sedimentation) or would be detrimental to the health and safety of persons or property or adversely affect wetlands or riparian habitat. iii. In high velocity streams where it is necessary to protect existing houses or other structures, minimize stream scour, or avoid increase in the transport of stream sediment to downstream wetlands and other environmentally sensitive habitat areas, grade control structures and other erosion control techniques, including the use of rip-rap, that are designed to be compatible with the environmental setting of the river may be permitted.
- c. Floodplain Fringe. All uses permitted by zoning and those that are allowable in the floodway are allowed in the floodplain fringe. Prior to granting a Site Plan Permit required by this section for development, including permanent structures, grading, fill, deposit of soil or other material, or removal of natural vegetation within a 100-year floodplain fringe, all of the following criteria shall be met:
- i. Fill shall be limited to that necessary to elevate the structure above the elevation of the floodway and to permit minimal functional use of the structure (e.g., fill for access ramps and drainage). If fill is placed in the floodplain fringe, the new bank of the creek shall be landscaped to blend with the natural vegetation of the stream and enhance the natural edge of the stream.
 - ii. Any development below the elevation of the 100-year flood shall be capable of withstanding periodic flooding.
 - iii. The design of the development incorporates the findings and recommendations of a site-specific hydrologic study to assure that the development (a) will not cause significant adverse water quality impacts related to quality or quantity of flow or increase in peak flow to downstream wetlands, lagoons and other sensitive habitat lands; and (b) neither significantly increases nor contributes to downstream bank erosion and sedimentation of wetlands, lagoons, or other sensitive habitat lands.
 - iv. The proposed development shall be set back from the floodway boundary a distance equal to 15 percent of the floodway width (but not to exceed 100 feet) in order to leave an appropriate buffer area adjacent to the floodway. The setback may be greater if required by Director of Planning and Development Services.
 - v. Following review of a site-specific flood analysis, the floodplain setback required by this paragraph may be reduced by the Director of Planning and Development Services or the applicable hearing body, upon making all of the following findings: i. Practical difficulties, unnecessary hardship, or results inconsistent with the general purposes of this Ordinance would result from application of the setback; and ii. The reduction in setback will not increase flood-flows, siltation and/or erosion, or reduce long term protection of the floodway, to a greater extent than if the required setback were maintained; and iii. The reduction in setback will not have the effect of granting a special privilege not shared by other property in the same vicinity; and iv. The reduction in setback will not be materially detrimental to the public health,

safety, or welfare, or injurious to the property or improvement in the vicinity in which the property is located; and v. The reduction in setback will not be incompatible with the LUP.

- vi. In areas where the Director of Public Works has determined that the potential for erosion or sedimentation in the floodplain is significant, all proposed development shall be set back from the floodway so that it is outside the Erosion/Sedimentation Hazard Area shown on County Floodplain Maps. Development will be allowed in the Erosion/Sedimentation Hazard Area only when the Director of Public Works approves a special study demonstrating that adequate protection can be achieved in a manner that is compatible with the natural characteristics of the river.
 - vii. Where appropriate, flowage and/or open space easements shall be used to ensure future development will not occur in the floodplain.
 - viii. If the subject floodplain fringe land also constitutes wetlands, wetland buffer areas, sensitive habitat lands or significant prehistoric or historic site lands, the restrictions in Sections 9302 and 9304 shall also apply.
- d. Sea Level Rise. Permitted development shall also consider potential sea level rise impacts identified in the LCP Update Report included as Appendix A to the LUP.

9312 Fire Hazard Management in the Wildland-Urban Interface (WUI)

Development within the Coastal Zone shall conform to the following WUI requirements:

- a. Within the WUI, the person owning or occupying a building or structure shall maintain a fuel modification zone within 100 feet of any and all habitable buildings or structures. The area within 100 feet of a habitable structure is divided into two zones as follows. Zone 1 is located from 0 - 50 feet from the residence and Zone 2 located from 50-100 feet from the residence. Required fuel modification that may take place in both zones is defined as follows: In Zone 1, vegetation that is not fire-resistant shall be removed and re-planted with fire-resistant plants. In Zone 2, all dead and dying vegetation shall be removed. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses shall be maintained at a height not to exceed 6 inches. Root systems and stumps will be left in place to minimize soil disturbance and soil erosion. All fuel modification work will be done by hand crews only. The Fire Marshal retains the discretion to reduce or expand the fire Zones 1 and 2 on a case-by-case basis, with specific findings due to factors that may include, but are not limited to building material, topography, vegetation load, and type.
- b. All coastal permit applications for projects shall be required to provide a Landscape Plan that has been prepared in accordance with the County of San Diego "Suggested Plant List for a Defensible Space" <http://www.sdcounty.ca.gov/pds/docs/DPLU199.pdf> and planting guidelines emphasizing the use of fire-resistant, native, non-invasive, drought-tolerant and salt-tolerant species. The Landscape Plan shall be reviewed by the Fire Marshal to determine if any thinning or clearing of native vegetation is required. The Fire Marshal may reduce the 100 ft. fuel management requirement for existing development, when equivalent methods of wildfire risk abatement are included in project design. Equivalent methods of fire risk reduction shall be determined on a case-by-case basis by the Fire Marshal and may include the following, or a combination of the following, but are not limited to:
 - i. Compliance with Building Code and Fire Code requirements for projects located in the Wildland Urban Interface (County Building Code Chapter 7A and County Fire Code Chapter 49)

- ii. Installation of masonry or other non-combustible fire resistant wall up to six feet in height
 - iii. Boxed eaves
 - iv. Reduced landscaping that is compliant with the County of San Diego fire hazard risk reduction plant list and planting guidelines
 - v. Other alternative construction to avoid the need for vegetation thinning, pruning or vegetation removal
- c. New development, including but not limited to subdivisions and lot line adjustments shall be sited and designed so that no brush management or the 100 ft. fuel modification encroaches into ESHA. Where a new addition would encroach closer than 100 feet to an ESHA, the Fire Marshal shall review the project for fuel modification requirements. If a 100 foot fuel modification zone would encroach into ESHA, the additions shall not be permitted unless the addition would not encroach any closer to ESHA than existing principal structures on either side of the development.

9314 Steep Slopes

Development within Steep Slope areas as shown on Figure 10 of the LUP shall conform to the following requirements:

- a. A slope analysis shall be required for each application for a STP or MUP. This analysis shall be completed by a qualified person such as a registered or licensed architect, landscape architect, engineering geologist, land surveyor, or civil engineer based upon a topographic map using ten foot contour intervals or less. The slope analysis shall show the slope categories for the entire property in acres, using the following categories: i. less than 15% slope; ii. 15% and greater up to 25% slope; iii. 25% and greater up to 50% slope; iv. 50% and greater slope.
- b. No development, grading, planting, excavation, deposit of soil or other material, or removal of natural vegetation, except as may be necessary for fire safety or installation of utility lines, shall be permitted on steep natural slopes of 25% grade or greater. This standard may be modified only to the extent that its strict application would preclude the minimum reasonable use of a property, as defined herein; provided that such a modification is consistent with the other provisions of this section and that clustering, setback variances, and other appropriate techniques have been utilized to the maximum extent feasible in order to avoid or minimize alteration of such natural steep slopes. No alteration of such natural steep slopes shall be permitted in order to obtain use of a property in excess of the minimum reasonable use. For purposes of this provision, the term "minimum reasonable use" shall mean a minimum of one (1) dwelling unit per acre. Any encroachment into steep slope areas over 25% shall not exceed 10% of the steep slope area over 25% grade. For parcels one acre or less, with all or nearly all of their area in slopes over 25% grade, an encroachment into the steep slope area may be permitted, provided any area to be disturbed from its natural state shall be limited to 2,000 square feet or 20% of the entire parcel (including areas under 25% slope), whichever is greater. Areas with slopes over 25% grade may be used in order to provide access to flatter areas if there is no less environmentally damaging alternative available.
- c. Prior to the approval of the Site Plan Permit, the following findings shall be made: i. The site is physically suitable for the design and siting of the proposed development. ii. The proposed development will result in minimum disturbance of ESHA. iii. The proposed development is in conformance with the LUP.

9316 Public Access and Recreation

Development within the Coastal Zone shall conform to the following public access and recreation requirements:

- a. Proposed development shall enhance and shall not impair the public's ability to access and enjoy points and passages to public access features, including those identified in Figure 6 Publicly Accessible Vantage Points and Figure 7 Regional Trail Network and Points of Interest of the LUP.
- b. New subdivisions shall not provide gates, guardhouses, or other features that would limit existing public access points.
- c. Changes to existing public access ways that are required as part of an existing CDP shall not allow a reduction in access. Any such changes to an existing public access way would be required to be reviewed through a Coastal Permit Amendment process.

COASTAL PERMITS**9400 Coastal Permit Requirements**

- a. **Coastal Permit Required.** Except as otherwise provided in **Section 9404 – Exemptions**, persons wishing to undertake any development in the Coastal Zone, shall obtain a Coastal Permit, either through a County Site Plan Permit (STP) or a Major Use Permit (MUP), in accordance with the provisions of this Section.
- b. **Site Plan Permit (STP).** Applications for development associated with a use that is listed as a Principally Permitted use in the respective category within the applicable Use Regulation and that: (1) as proposed is consistent with the LCP; (2) requires no discretionary approval other than an STP; and (3) has no adverse effect either individually or cumulatively on coastal resources, including public access, shall obtain a Site Plan Permit.
- c. **Major Use Permit (MUP).** Applications for development associated with a use that is listed as a use requiring an MUP in the respective category within the applicable Use Regulation or any other development not meeting the criteria for a STP shall obtain a Major Use Permit (MUP).
- d. **Additional Permits.** The review of a MUP application may be combined with and/or processed concurrently with the review of any other discretionary permit application required by the County Zoning Ordinance and Regulatory Code. When an application for a development is proposed, the County shall not grant any such discretionary approval for development that conflicts with any policy or standard of this Section. No such discretionary approval shall be effective until or unless a Coastal Permit is approved that authorizes the subject development.
- e. **Legal Development and Permitting Processes.** Development that legally established prior to the effective date of the Coastal Act of 1976 or its predecessor, the Coastal Zone Conservation Act of 1972, if applicable, is considered lawfully established development. Improvements, repair, modification, or additions subject to such existing development may be subject to a STP/MUP or other County permit in accordance with the provisions of this Section. The STP/MUP shall only be approved if the proposed development is consistent with the policies and standards of the County's LCP.
- f. **Illegal Development and Permitting Processes.** Development that was established after the effective date of the Coastal Act of 1976 or its predecessor, the Coastal Zone Conservation Act if

1972, if applicable, and that was not authorized in a STP/MUP or otherwise authorized under the Coastal Act, is not lawfully established or lawfully authorized development. No improvements, repair, modification, or additions to such existing development may be approved, unless the County also approves a STP/MUP that authorizes the existing development. The STP/MUP shall only be approved if the existing and proposed development, with any applicable conditions of approval, is consistent with the policies and standards of the County's LCP.

9404 Exemptions

Certain minor projects, as defined in accordance with the California Coastal Act of 1976 and the California Code of Regulations, are exempted from the requirements to obtain a coastal permit. Upon Coastal Commission notification, the County shall update this Section to remain consistent with legislative amendments to the Coastal Act and the California Code of Regulations, Title 14, California Coastal Commission. Any conflicts between this section and the current Coastal Act and California Code of Regulations shall be resolved in favor of the current Coastal Act and California Code of Regulations. Development listed below is exempt from the requirement to obtain County approval of a STP/MUP. Requirements for any other permits are unaffected by this Section.

- a. **Projects with Coastal Commission Approval.** Projects authorized by a valid coastal permit or equivalent authorization issued by the Coastal Commission or in areas where the Coastal Commission retains original permit jurisdiction. A person undertaking development included in a public works plan or long-range development plan approved by the Coastal Commission is not required to obtain a STP/MUP from the County. Other County permits may be required.
- b. **Replacement After Natural Disaster.** The replacement of any structure, destroyed by a natural disaster is exempt provided that the replacement structure conforms to applicable existing zoning requirements, will be for the same uses as the destroyed structure, does not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and will be sited in the same location on the affected property as the destroyed structure. Public Resources Code Section 30610(g)(1).
- c. **Improvements to Existing Single-Family Residences,** including fixtures and structures directly attached to the residence and structures normally associated with a single-family residence uses such as garage, patios, swimming pools and landscaping, but not including guest living quarters and second dwelling units. This exemption for improvements does not include the following:
 - i. Improvements to single-family residences where the development permit issued for the original structure by the County or Coastal Commission indicated that any future additions would require a coastal permit.
 - ii. Improvements to a single-family residences if the residence and/or improvement is located on a wetland, in ESHA, in an area designated "S" or within a viewshed on Figure 14 of the LUP, or within 50 feet of the edge of a bluff.
 - iii. Improvements that involve any significant alteration of land forms including removal or placement of vegetation on a wetland, within 50 feet of the edge of a bluff, within ESHA or any natural resource or natural hazard area as indicated in the LCP and requiring Special Development Standards identified in the provisions of Section 9300 through 9314.
 - iv. In areas having a critically short water supply as declared by resolution of the Coastal Commission, construction of major water-using development not essential to residential use such as swimming pools, or construction or extension of landscape irrigation systems.

- v. Expansion or construction of water wells or septic systems.
- vi. Improvements which would change the type or intensity of use of the structure.
- d. **Repair and Maintenance Activities.** Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities including activities determined by the County as necessary for maintaining public infrastructure for the purposes of public safety. ~~in order to prevent flooding, hazard, etc.~~
 - i. The provisions of this Implementation Plan shall not be applicable to those activities specifically described as exempt from coastal permit requirements in the document entitled Repair, Maintenance and Utility Hookups, adopted by the Coastal Commission on September 5, 1978. Activities listed in the aforementioned document shall be exempt from obtaining a STP/MUP unless a proposed activity will have a risk of substantial adverse impact on environmentally sensitive habitat area..
 - ii. Unless destroyed by natural disaster, the replacement of 50 percent or more of a single family residence, other structure is not repair and maintenance but instead constitutes a replacement structure requiring a coastal development permit.
- e. **Land Division.** Land division brought about in connection with the purchase of such land by a public agency for public recreational uses.
- g. **Utility Connections.** The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development which has been granted a valid coastal permit that accounted for such connection; provided, however, that the County may require conditions to mitigate any adverse impacts on coastal resources including scenic resources.

County Departments. In addition to the allowable exemptions of this Section, County Departments are exempt from the applicable requirements of the Zoning Ordinance pursuant to Section 1006. However, to ensure compliance with the Coastal Act, County Departments proposing projects within the Coastal Zone are required to make findings that state that the project meets the intent of the LCP to preserve and enhance viewsheds and hillsides; provide legal public access; preserve scenic resources; preserve sensitive biological, cultural, and paleo resources; and preserve wetlands in accordance with County, state and local regulations. All required resource agency permits will be obtained.

9406 Approval Authority

The Planning Commission shall be the Approval Authority to hear and decide applications for Major Use Permit Permits (MUPs). The Director of Planning & Development Services is the Approval Authority to consider Site Plan Permits (STPs).

9408 Coastal Permit Process

- a. **Application.** A prospective Applicant or their respective agent must pay the appropriate fees and submit sufficient information for County staff to determine which process they must follow for their request as outlined in Section 9420. An application for a STP/MUP shall be reviewed in conjunction

with whatever other permits are required for the project in the underlying Use Regulation. Where a STP/MUP is combined with another permit, the approving body for the STP/MUP shall be the same as that for the permit required for the underlying Use Regulation.

b. **Hearings**

i. **Major Use Permit.** All Major Use Permits require a public hearing. Before a decision on a MUP, the County shall provide notice of a public hearing by the Planning Commission.

ii. **Site Plan Permits**

a) **Initial Notice.** A notice of the proposed development shall be provided to all persons who would otherwise be required to be notified of a public hearing (see below) as well as any other persons known to be interested in receiving notice. The notice shall state that the Director of Planning & Development Services will decide whether to approve or disapprove the STP application on a date specified in the notice and that a public hearing will be held only if requested in writing by any interested person before the specified date for the decision. The notice shall include a statement that failure by a person to request a public hearing may result in the loss of that person's ability to appeal to the Coastal Commission any action taken by the County on the STP application.

b) **Hearing.** If no request for public hearing is received by the County before the specified date for the decision, then the Director of Planning & Development Services may take action without a public hearing. When a public hearing is requested, notice of the hearing shall be provided in accordance for then provisions for notice (below) and the Zoning Administrator shall conduct the public hearing before a decision on the application.

iii. **Noticing.** For all STP applications for which a public hearing is requested and for all MUP applications, the following notice provisions shall apply. Not less than ten (10) calendar days prior to consideration of the STP/MUP, the County shall give notice of such consideration by mailing, postage prepaid, a notice of such consideration to all owners of property within 300 feet of the exterior boundaries of the property to be occupied by the use/development for which the permit was applied, all persons who have requested, in writing, notices relating to coastal permits or the application being considered, all parties known to be interested in the application (including parties who have testified or submitted comments on the proposed development), interested public agencies, and the Coastal Commission.

c. **Findings Required.** All decisions on STP/MUPs shall be accompanied by the written findings listed below. Developments requiring the application of the Special Development Standards in Section 9300 through 9314 may require additional findings. It is the responsibility of the Applicant to establish evidence in support of all required findings. An application for a STP/MUP may be approved or conditionally approved only if the decision maker makes all of the findings listed below:

i. The establishment, maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to health, safety, , and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the County of San Diego.

- ii. The subject property is in compliance with all rules and regulations pertaining to County regulations including zoning uses, subdivision, and any other applicable provisions of this Section, and any zoning violations have been resolved, including any abatement costs have been paid.
- iii. The proposed project conforms to the public access and public recreation policies of the Coastal Act.
- iv. The proposed development is in conformance with plans, policies, and requirements of the certified Local Coastal Program Land Use Plan and complies with all regulations of the Certified Implementation Program. Specific findings shall be made with respect to the following:
 - a) The proposed development protects vegetation, natural habitats, and natural resources consistent with the LUP.
 - b) The design, location, size, and operating characteristics of the proposed development is consistent with any applicable design plans and/or area plans incorporated into the LUP.
 - c) The proposed development maintains public access to and along the coast as set forth in the LUP.
 - d) The proposed development is consistent with the LUP goal of providing visitor-serving needs as appropriate.
 - e) The proposed development is consistent with the LUP goal of encouraging coastal dependent and related uses as appropriate.
 - f) The proposed development protects and where feasible enhances coastal resources.
- d. **Conditions.** Approval of a STP/MUP shall be subject to conditions as necessary to ensure conformance with, and implementation of, the certified LCP. Modification and resubmittal of project plans, drawings and specifications, preparation of additional plans, or recordation of documents may be required to ensure conformance with the LCP. When modifications and resubmittal of plans, additional plans, or recorded documents are required, issuance of the permit shall be deferred for a sufficient period of time to allow the County to determine whether the modified project, the additional plans, or the recorded documents comply with the conditions of approval of the permit
- e. **Notice of Final Action.** For Site Plan Permits approved without benefit of a public hearing, all persons receiving notice pursuant to 9408.B.2.a or requesting such notice shall be notified in writing of the issuance of a Site Plan Permit. For all STPs/MUPs, a final action notice shall be prepared that describes the approved development (including all supporting findings, conditions, and materials (approved project plans, applicable technical reports, etc.)) and the process by which it was approved, and information on appeal procedures, including local appeals as well as appeals to the Coastal Commission. Within seven (7) calendar days of the final local action on a STP/MUP, the County shall provide such notice of its action by first class mail to the Coastal Commission and to any persons who specifically requested notice of such final action by submitting a self-addressed, stamped envelope to the Department of Planning & Development Services. The County's action on a STP/MUP shall not be considered final until all rights of appeal have been exhausted.

9410 Determination of Permit Requirement

- a. The Director of Planning & Development Services shall determine, at the written request of any member of the public, whether or not any development proposed in the Coastal Zone is exempt from a Coastal Permit pursuant to this Section.
- b. Any person wishing such determination shall submit to the Department of Planning & Development Services all statements, plans, and elevations deemed necessary by the Department of Planning & Development Services to assess the development.
- c. After review, the Director of Planning & Development Services shall notify the Applicant and the California Coastal Commission in writing:
 - i. That the development is exempt and state the category of exemption, or
 - ii. That a Coastal Permit is required and, if so, whether it is appealable or not.

The procedure described in this Section shall be considered an administrative determination and is appealable pursuant to Section 9422.

9412 Revocation

Where one or more of the conditions of a Coastal Permit have not been, or are not being, complied with, or when a Coastal Permit was granted on the basis of false material information, the Director of Planning & Development Services (for a STP) or the Planning Commission (for a MUP) may revoke or modify the Coastal Permit following public hearing. Notice of such hearing shall be the same as would be required for a new MUP.

9414 Expiration of Coastal Permits

Unless the permit states otherwise, a STP/MUP shall expire two (2) years from its date of approval use and reliance on the permit has been established prior to the permit's expiration. The approving authority may grant an extension of one (1) year for good cause. Extensions shall be requested in writing by the Applicant or authorized agent prior to expiration of the two-year period. Such extensions of STP/MUPs shall be considered amendments for purpose of notice and appeal to the Coastal Commission.

9416 Coastal Permit Amendments

Upon application by the permittee, a STP/MUP may be amended. Application for an amendment shall be accomplished in the same manner specified by this Section for the initial application of the STP/MUP. All sections of these provisions dealing with the specific type of STP/MUP shall apply to permit amendments.

9418 Denial of Coastal Permit Applications

An application or local appeal may be denied and no further application for the denied request shall be filed in the ensuing twelve (12) months, except as otherwise specified at the same time of denial.

9420 Coastal Permit Application Requirement and Fees

- a. **Filing Procedures**
 - i. **Application.** Application for, and amendments to, STPs/MUPs shall be made to the Planning

& Development Services on an application form provided by the Department, together with all required plans, maps, elevations, reports, and any such supporting information deemed necessary by the Planning & Development Services or any other ordinance contained in the certified LCP to adequately assess and evaluate the proposed project. Application for a STP/MUP may be submitted concurrently with other County permits required by the County. Developments requiring the application of the Special Area Regulations in Section 9300 through 9316 may require additional application materials.

- ii. **Review.** Following submittal of an application, Planning & Development Services shall review the application for completeness. Within thirty (30) calendar days from submittal, Planning & Development Services shall notify the Applicant in writing of which parts of the application are incomplete and describe the specific materials needed to complete the application. Not later than 30 days after receipt of all of the requested materials, Planning & Development Services shall determine whether the submittal of the requested materials is complete and transmit that determination to the Applicant. If no determination of completeness is provided to the Applicant within 30 days of submittal, the application will be deemed complete. Any application for a STP/MUP shall not be determined to be complete and shall not be filed until and unless the applicable requirements of this Section have been met. Until such application is determined to be complete by Planning & Development Services and has been reviewed in accordance with the applicable CEQA Guidelines and the California Coastal Act, no action shall be taken on it by the Planning & Development Services.
 - iii. **Non-acceptable Applications.** The Department of Planning & Development Services shall not accept for filing an application for development on a lot or parcel or portion thereof which is the subject of a pending proposal for an adjustment to the boundary of the coastal zone pursuant to Public Resources Code Section 30103(b) of the Coastal Act.
- b. **Application Fees.** Application fees for STPs/MUPs application shall be accordance to the Planning & Development Services fee schedule as adopted by the County Board of Supervisors.

9422 Coastal Permit Appeals

Development pursuant to an approved STP/MUP shall not commence until the STP/MUP is effective. The STP/MUP is not effective until all potential avenues for appeal, including those to the Coastal Commission, have been exhausted. In the event that the Coastal Commission denies the permit or issues the permit on appeal, the STP/MUP approved by the County is void.

- a. **Appeals**
 - i. A decision or any portion of the decision made by the Director of Planning & Development Services staff under the provisions of this Section may be appealed to the Planning Commission by an aggrieved person pursuant to the Section 7200 of the Zoning Ordinance, Administrative Appeal procedures.
 - ii. Resubmittal of Revised Application. If upon appeal an application for a STP/MUP is revised so as to require the submittal of a revised plot plan, all appellate proceedings shall be terminated and the application resubmitted to the authority having original jurisdiction for further consideration and decision. The decision of the revised application may thereafter be appealed as provided in this Section.
 - iii. Persons Authorized to Appeal. No person may appeal except the applicant; a County officer

acting pursuant to paragraph "iv" of this section; and those persons who protest the granting, revocation, or modification of a STP/MUP either by written protest filed in the office of the Planning Commission or the Director, whoever has jurisdiction over the use permit, prior to the time of the hearing or consideration of the matter by said authority; or by appearing and protesting the granting, of the MUP at the hearing or consideration of the matter by said authority.

- iv. County Officer May Appeal. Notwithstanding any other provision of this Ordinance, any County officer, Board, Commission, or other County body, other than the authority having jurisdiction over the appeal, may appeal a decision of the Planning Commission, or the Director, without fee.
- v. Manner and Time of Filing. An appeal shall be in writing, and shall be filed as follows:
 - a) If filed personally, the appeal shall be filed in the Department of Planning and Development Services by the tenth day after the date of the decision and shall be addressed to the Secretary of the Planning Commission or the Director, depending on who rendered the decision.
 - b) If mailed, the appeal shall be postmarked by the tenth day after the date of the decision and shall be addressed to the Secretary of the Planning Commission or the Director, depending on who rendered the decision, Department of Planning and Development Services, 5510 Overland Avenue, Suite 310, San Diego, CA 92123.
- vi. Effect of Filing the Appeal. An appeal of a decision within the time specified in paragraph "v" of this Section shall stay the proceedings and effective date of the decision of the Planning Commission, or Director, until such time as the appeal has been acted on as hereinafter set forth in the Ordinance.
- vii. Forwarding of Record. Upon the filing of an appeal, the authority having made the decision being appealed shall transmit to the appeal authority the records concerning the decision.
- viii. Report and Scheduling of Hearing. When an appeal has been filed, the Director of Planning & Development Services shall prepare a report on the matter and schedule the matter for a public hearing by the appropriate authority. Notice of the hearing shall be provided in the same form as is required for consideration of MUP applications, and the hearing shall be conducted. Any interested party may appear and be heard regarding the appeal. At the hearing, the appeal body may consider any issue involving the matter that is the subject of the appeal ("de novo"), in addition to the specific grounds for the appeal. The review authority may:
 - a) Affirm, affirm in part, or reverse the action, determination, or decision that is the subject of the appeal, based upon findings of fact about the particular case. The findings shall identify the reasons for the action on the appeal, and verify the compliance or noncompliance of the subject of the appeal with this Section;
 - b) Adopt additional conditions of approval that may address issues or concerns other than the subject of the appeal; or
 - c) Disapprove the STP/MUP approved by the previous review authority, even if the appellant only requested modification or elimination of one or more conditions of approval.

In the event of a tie vote by the appeal body, the decision being appealed shall stand.

- ix. If new or different evidence is presented on appeal, the Planning Commission or Board of Supervisors may refer the matter to the previous review authority (i.e., Director or Planning Commission, as applicable), for further consideration.
 - x. **Effective Date of Appeal Decision.** A decision by the Planning Commission is effective seven (10) days after the date of the decision when no appeal of the decision has been filed with the Board of Supervisors. A decision by the Council is final on the date of the decision.
- b. **Appeals to the Coastal Commission.** Any approval decision by the County on a STP/MUP, or any approval or denial decision by the County on a STP/MUP may be appealed by an aggrieved person or any two members of the Coastal Commission to the Coastal Commission.
- i. Appeals to the Coastal Commission are limited to actions on the following types of developments:
 - a) Developments approved by the County not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.
 - b) Developments approved by the County not included within paragraph (1) or (2) that are located in a sensitive coastal resource area.
 - c). Any development which constitutes a major energy facility.
 - ii. Within ten (10) working days of Coastal Commission receipt of a complete notice of final County STP/MUP action, an appealable STP/MUP may be appealed to the Coastal Commission by an aggrieved person who has exhausted local appeals or by any two members of the Coastal Commission.
 - iii. For appealable STP/MUPs, an appellant shall be deemed to have exhausted local appeals and shall be qualified as an aggrieved person where the appellant has pursued his or her appeal to the appellate bodies identified in this Section; except that exhaustion of all local appeals shall not be required if any of the following occur:
 - a) The County requires an appellant to appeal to more local appellate bodies than have been certified as appellate bodies for coastal permits in the coastal zone, in this Section.
 - b) An appellant was denied the right of the initial local appeal by a County ordinance which restricts the class of persons who may appeal a local decision.
 - c) An appellant was denied the right of local appeal because County notice and hearing procedures for the development did not comply with the provisions of this Section.
 - d) The County charges an appeal fee for the filing or processing of appeals.

DEFINITIONS

9500 Definitions

The following definitions are provided for the following terms used in the IP. If a definition or term is not provided below, the definitions provided within the provisions of Section 1100 through Section 1199 of the Zoning Ordinance applies.

a. A Definitions

Accessory Building: A portion of a main building or a detached subordinate building located on the same lot as a main building which is devoted exclusively to an accessory use.

Accessory Use: A use customarily incidental and accessory to the principal use of the land or lot, or to a building or other structure located on the same lot as the accessory use.

Aggrieved Person. Any person who, in person or through a representative, appeared at a public hearing of the County of San Diego in connection with a County decision or action on a Coastal Administrative Permit or Coastal Development Permit application, or who, by other appropriate means prior to a hearing or the County's final action on a CAP/CDP, informed the County of San Diego of the nature of his/her concerns or who for good cause was unable to do either. An aggrieved person includes the applicant for the CAP/CDP.

Agriculture: Shall mean the production of goods such as food, fibers or feed by the systematic growing and harvesting of plants, animals and other life forms. Typical forms of agriculture include cultivation of land and raising of livestock.

b. B Definitions

Best Management Practices (BMPs). BMPs shall have the same meaning as defined in the NPDES Order. Best management practices may include any type of pollution prevention and pollution control measures that achieves compliance with the Watershed Protection Ordinance.

c. C Definitions

California Environmental Quality Act (CEQA). A California law (California Public Resources Code Section 21000 et seq.) which sets forth a process for public agencies to make informed decisions on discretionary project approvals. The process aids decision makers to determine whether any environmental impacts are associated with a proposed project. It requires environmental impacts associated with a proposed project to be eliminated or reduced and that alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment have been implemented.

Coastal Act. The California Coastal Act of 1976, California Public Resources Code Sections 30000 et seq., as amended.

Coastal Appeal Zone. A geographical area between the sea and first public road paralleling the sea or within 300 feet of the inland extent of any beach or within 300 feet of the mean high tide line of the sea where there is no beach, whichever is the greater distance, in combination with tidelands, submerged lands, public trust lands, and lands within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of seaward face of any coastal bluff.

Coastal Commission. The California Coastal Commission as established by the California Coastal Act of 1976.

Coastal Administrative Permit (CAP). A type of Coastal Permit that: (1) as proposed is consistent with the LCP; (2) requires no discretionary approval other than a Site Plan Permit; (3) has no adverse effect either individually or cumulatively on coastal resources, including public access, (4) requires a public hearing only where one is requested; (5) may be granted in compliance with the California Coastal Act and the LCP, and (6) that authorizes development and a specific use of land on a specific site, subject to compliance with any conditions of approval imposed on the permit. The County CAP is a Site Plan Permit (STP).

Coastal Development Permit (CDP). A type of Coastal Permit that requires a public hearing that may be granted in compliance with the California Coastal Act and the LCP, and which authorizes development and a specific use of land on a specific site, subject to compliance with any conditions of approval imposed on the permit. The County CDP process is a Major Use Permit (MUP).

Coastal Permit. Either a "Coastal Development Permit" or "Coastal Administrative Permit" as defined herein.

Coastal Hazard. Including, but not limited to, episodic and long-term shoreline retreat and coastal erosion, storms, tsunamis, coastal flooding, landslides, bluff and geologic instability, and the interaction of same.

Coastal Implementation Plan (IP). Includes the implementation measures needed to carry out the goals, policies, and programs of the Land Use Plan (LUP) document of the Local Coastal Program (LCP).

Coastal waters are wetlands, streams, rivers, drainage courses, estuaries, marshes, lakes, the ocean, and groundwater within the coastal zone.

Coastal Zone. The portions of the California Coastal Zone established by the California Coastal Act of 1976, and as defined by Section 30103 of the Public Resources Code, within the County of San Diego.

d. **D Definitions**

Designator. The numbers or letters or combination of both which prescribe the regulations for the Use Regulations, Animal Regulations, Development Regulations, and Special Area Regulations. It appears on the zoning map and refers to names of Use Regulations, types of Animal Regulations, types of Development Regulations, or names of Special Area Regulations.

Development. "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or

harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

e. **E Definitions**

Enclosure. The degree that the storage and display of goods may be open and/or visible from public rights-of-way. The following are enclosure types:

- i. **Drive-In:** Designed or operated so as to enable persons to receive a service or to purchase or to consume goods while remaining onsite within a parked motor vehicle.
- ii. **Enclosed:** A roofed structure contained on all sides by walls which are pierced only by windows, vents, or customary entrances and exits.
- iii. **Open:** Unroofed or not contained on all sides by walls which are pierced only by windows, vents, or customary entrances and exits.
- iv. **Semi-Enclosed:** Contained on at least 50 percent of its perimeter by walls which are pierced only by windows, vents, or customary entrances and exits. The open sides of partially open structures shall not be visible from any public right-of-way.

Environmentally Sensitive Habitat Area (ESHA). Any land in which plant or animal life or their habitats are either rare or especially valuable because of their nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments is defined to be an Environmentally Sensitive Habitat Area, or ESHA, consistent with Coastal Act Section 30107.5.

f. **F Definitions**

Feasible. "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Flood, 100-year. A flood estimated to occur at an average of once in 100 years (the flood having a one percent chance of being equaled or exceeded in any given year).

Floodplain. The relatively flat area of low lands adjoining, and including, the channel of a river, stream, watercourse, bay, or other body of water which is subject to inundation by the flood waters of the one-hundred year frequency flood as shown on flood plain maps approved by the Board of Supervisors.

Floodplain Fringe. The area within the floodplain that is not the floodway.

Floodway. All that land as determined by the Director of Public Works, which meets the following criteria:

- i. The floodway shall include all areas necessary to pass the 100-year flood without increasing the water surface elevation more than one foot.
- ii. The floodway shall include all land necessary to convey a ten-year flood without structural improvements.

- iii. To avoid creating erosion and the need for channelization, rip-rap or concrete lining, the floodway will not be further reduced in width when the velocity at the floodway boundary is six feet per second or greater.
- iv. Floodways are determined by removing equal conveyance (capacity for passing flood flow) from each side unless another criterion controls.

Floor Area Ratio. The numerical value obtained by dividing the gross floor area of a building or buildings located upon a lot or building site by the net site area of such lot or building site.

g. **H Definitions**

Height, Building: The vertical distance above a referenced datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

- i. The elevation of the highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above lowest grade.
- ii. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in Item 1 above is more than 10 feet above lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building.

h. **L Definitions**

Land Use Plan (LUP). The portion of a local government's LCP that identifies the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions. (PRC Section 30108.5)

Local Coastal Program (LCP). The County of San Diego's Land Use Plan and Coastal Implementation Plan as certified by the Coastal Commission constitute the County of San Diego Local Coastal Program.

Lot Area. The total area exclusive of street within the boundary lines of a lot.

Lot Coverage. Lot coverage means any area covered by a structure, structures, or structure protrusions including above grade decks but not including building eaves of 30 inches or less and not including paved driveways, sidewalks, paths, and patios.

Lot Depth. The horizontal length of a straight line connecting the bisecting points of the front and rear lot lines.

Lot Width. The horizontal distance between the side lot lines measured at right angles to the line comprising the depth of the lot at a point midway between the front and rear lot lines.

i. **M Definitions**

Major Public Works and Energy Facilities

- i. "Major public works" and "major energy facilities" mean facilities that cost more than one hundred thousand dollars (\$100,000) with an automatic annual increase in accordance with the Engineering News Record Construction Cost Index, except for those governed by the provisions of Public Resources Code Sections 30610, 30610.5, 30611, or 30624.
- ii. Notwithstanding the criteria in (a), "major public works" also means publicly financed recreational facilities that serve, affect, or otherwise impact regional or statewide use of the coast by increasing or decreasing public recreational opportunities or facilities. (Cal. Admin. Code Title 14, Section 13012)

Mitigation/Restoration and Monitoring Program. A program prepared pursuant to Section 15097 of the CEQA Guidelines. It describes the processes for implementing identified mitigation measures and/or restoration measures and the persons responsible for implementing and/or overseeing those mitigations. The specific mitigation/restoration measures themselves are intended to be the mitigation measures identified in the environmental review of a project.

j. **N Definitions**

Natural Hazard. A natural hazard is defined as threat of an atmospheric, earth, or water related occurrence (or potential threat of same) that will have a negative effect on life, property, or the environment. Natural hazards within the County of San Diego's Coastal Zone include but are not limited to episodic and long-term shoreline retreat and coastal erosion, storms, tsunamis, coastal flooding, earthquakes, landslides, bluff and geologic instability, and the interaction of same.

NPDES Order. Shall mean and refer to the California Regional Water Quality Control Board, San Diego Region Order No. R9-2013-0001, NPDES No. CAS00109266, as the same may be amended, modified or replaced from time to time.

k. **P Definitions**

Public Access. The ability of residents and visitors to use and enjoy areas within the coastal zone for access and recreational activities such as hiking, bicycling, and picnicking. Public access includes the provision of open access way to coastal features and connectivity to other existing coastal features and inland trail networks such as walkways and bicycle paths.

l. **R Definitions**

Repair and Maintenance. An activity designed to return the object of the repair and/or maintenance event to its prior legally established configuration.

Ridgeline. The plateau or maximum elevation which extends along the top of Steep Slope Lands. A Ridgeline may increase or decrease in elevation as it extends along the top of Steep Slope Lands.

Riparian Habitat. An environment associated with the banks and other land adjacent to freshwater bodies, rivers, streams, creeks, estuaries, and surface-emergent aquifers (such as springs, seeps, and oases). Riparian habitat is characterized by plant and animal communities which require high soil moisture conditions maintained by transported freshwater in excess of that otherwise available through local precipitation.

Runoff includes both stormwater runoff and dry-weather (urban) runoff.

m. **S Definitions**

Sea Level Rise. Commonly defined as the anticipated sea level changes due to the greenhouse effect and associated global warming and climatic changes.

Sensitive Habitat Lands. Land which supports unique vegetation communities, or the habitats of rare or endangered species or subspecies of animals or plants as defined by Section 15380 of the State California Environmental Quality Act (CEQA) Guidelines (14 Cal. Admin. Code Section 15000 et seq.) (Unique Vegetation Community refers to associations of plant species which are rare or substantially depleted due to development. These may contain rare or endangered species, but other species may be included because they are unusual or limited due to a number of factors, for example: (a) they are only found in the San Diego region; (b) they are a local representative of a species or association of species not generally found in San Diego County; (c) 3-13 Def. S they are outstanding examples of the community type as identified by the California Department of Fish and Wildlife listing of community associations.) Sensitive Habitat Lands includes the area which is necessary to support a viable population of any of the above species in perpetuity, of which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning wildlife corridor.

Setback. The distance by which a structure, parking area, or other development feature must be separated from a lot line, other structure or development feature, street centerline, or other areas specified in this LCP. A required, specified distance between a building or structure and a lot line or lines, measured perpendicularly in a horizontal plane extending across the complete length of said lot line or lines.

Significant Environmental Impact (Significant Adverse Impact on the Environment). A substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant. (CEQA Guidelines, 14 Cal. Code of Reg. Section 15382)

Stormwater Runoff. Water resulting from precipitation that flows over land surfaces.

Substantial Improvement. Any repair, reconstruction, or improvement of structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (a) before improvement is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any alteration to comply with existing state or local health, sanitary, building or safety codes or regulations or (2) any alteration of a structure listed on the National Register or Historic Places or a State inventory of Historic Places.

n. **T Definitions**

Treatment Control BMPs. Systems designed to remove pollutants from stormwater by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption, or any other physical,

biological, or chemical process. Examples include vegetated swales, detention basins, and storm drain inlet filters.

o. **U Definitions**

Use Regulations. That element of the zone which indicates, by means of a designator combining a letter and a number, the use types which are permitted in that zone.

p. **W Definitions**

Watershed. The region or area drained by a river, stream, etc.; drainage area.

Wetland. Defined by Section 30121 of the Coastal Act as lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens. The definition of wetland is further detailed by Section 13577 (b)(1) of the California Code of Regulations as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats.

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**Attachment C – County of San Diego Local Coastal
Program Draft Existing Conditions, Vulnerability
and Risk, and Key Issues Report**

County of San Diego

Planning and Development Services

Local Coastal Program Update

DRAFT

**EXISTING CONDITIONS, VULNERABILITY AND RISK,
and KEY ISSUES REPORT**

April 2016

Prepared For:

County of San Diego

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List of Acronyms

CAP	Climate Action Plan
CC&Rs	Comprehensive Deed Restrictions
CCC	California Coastal Commission
CCT	California Coastal Trail
CDFW	California Department of Fish and Wildlife
CNDDDB	California Natural Diversity Data Base
CNPS	California Native Plant Society
CoSMoS	Coastal Storm Modeling System
County	County of San Diego
CRPR	California Rare Plant Ranks
CTMP	County Trails Master Plan
County’s CZ	Coastal Zone (Unincorporated in County of San Diego)
DWR	California Department of Water Resources
EIR/EIS	Environmental Impact Report/Environmental Impact Statement

ENSO	El Niño Southern Oscillation
ESHA	Environmentally Sensitive Habitat Area
FEMA	Federal Emergency Management Agency
General Plan	San Diego County General Plan
GHG	greenhouse gas
HCP	habitat conservation plan
I-5	Interstate 5
IP	Implementation Plan
LCP	local coastal program
LUP	land use plan
MHHW	Mean Higher High Water
MLLW	Mean Lower Low Water
MSCP	Multiple Species Conservation Program
NAVD88	North American Vertical Datum of 1988
NCCP	Natural Communities Conservation Planning Act
NOAA	National Oceanic and Atmospheric Administration
NRC	National Research Council
PDO	Pacific Decadal Oscillation
RCA	Resource Conservation Area
SCIC	South Coastal Information Center
SELRP	San Elijo Lagoon Restoration Project
SLR	sea level rise
USGS	U.S. Geological Survey
WPO	Watershed Protection, Stormwater Management, and Discharge Control Ordinance
°F	degrees Fahrenheit

1 Introduction

The County of San Diego (County) initiated the development of a local coastal program (LCP) following the approval of the California Coastal Act of 1976 (Coastal Act); however, the adjacent Cities of Solana Beach and Encinitas incorporated in 1986, which substantially reduced the size of the County's LCP area. Given those circumstances, the County ultimately deferred acceptance of the California Coastal Commission's (CCC) certification of the LCP. The LCP has been revised a number of times since then and was most recently revised in 2011, but it has not been approved by the CCC.

The County's Planning and Development Services Department recently received a grant from the CCC to update the existing LCP to be in conformance with the Coastal Act. Accordingly, the LCP will be updated to reflect current circumstances and new scientific information, including climate change and sea level rise (SLR).

1.1 Purpose and Organization

LCPs are basic planning tools used by local governments to guide development in the coastal zone, in partnership with the CCC. Currently, due to the uncertified status of the County's LCP, property owners within the County's Coastal Zone (CZ) must currently go through the CCC to receive coastal development permits in addition to obtaining permits required by the County (Figures 1-1 and 1-2). Upon certification of its LCP, the County would assume responsibility for issuing coastal development permits, which would streamline the application process for property owners by eliminating the need to go to the CCC for approval.

To support the LCP update, this report summarizes existing data, identifies SLR vulnerabilities and risks, and identifies key issues for consideration in the LCP. The contents of this report are consistent with the CCC's Sea Level Rise Policy Guidance (SLR Policy Guidance) for California coastal communities (CCC 2015).

The report includes the following sections:

1. Introduction
2. Planning Framework and Context
3. Existing Conditions
4. Climate Change Vulnerabilities and Risk
5. Key Issues Analysis

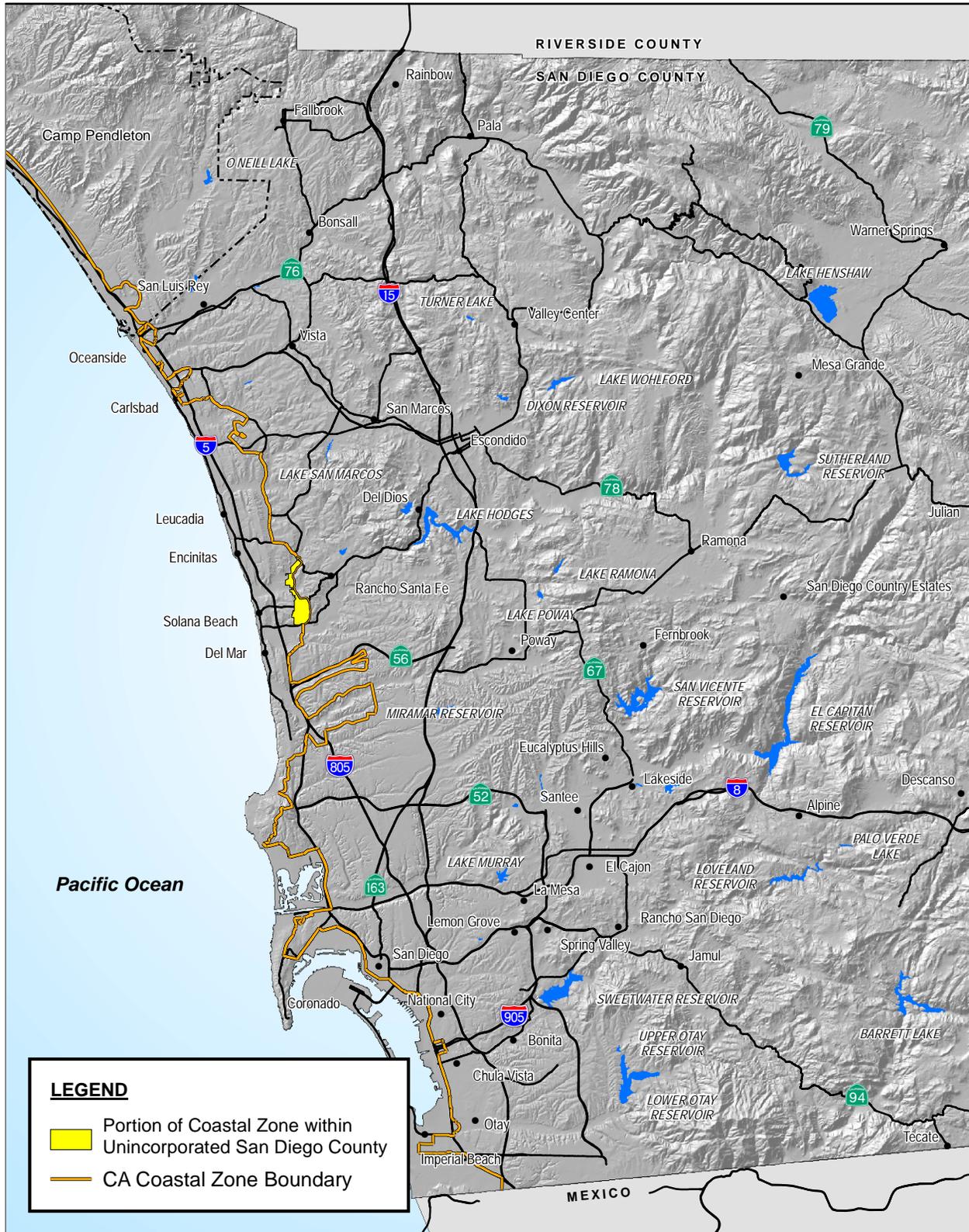
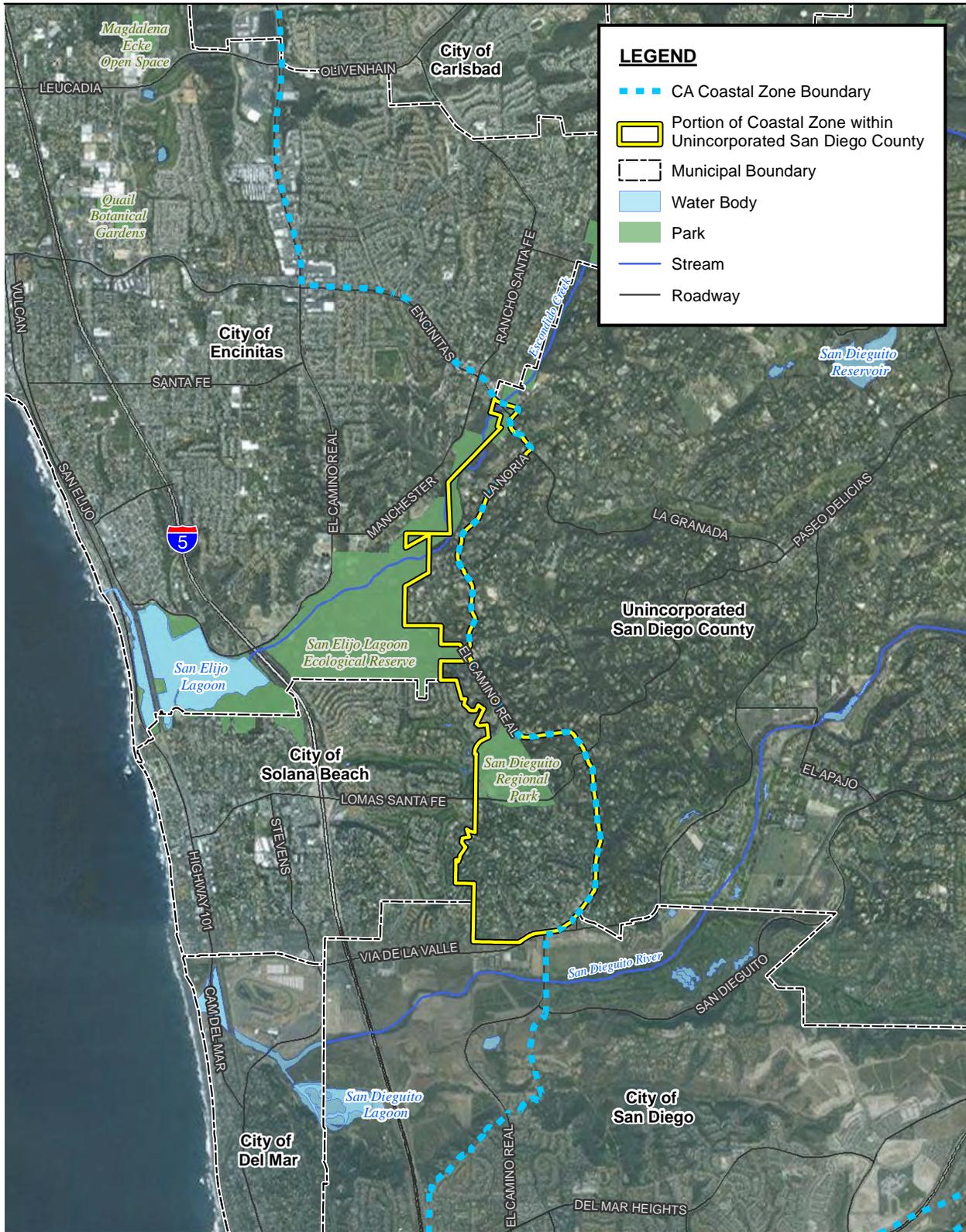


Figure 1-1
Regional Map

Local Coastal Program Update: Existing Conditions, Vulnerability and Risk, and Key Issues Report



Source: SanGIS 2016; NAIP 2014.

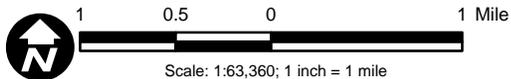


Figure 1-2
Local Context

Local Coastal Program Update: Existing Conditions, Vulnerability and Risk, and Key Issues Report

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2 Planning Framework and Context

The California Coastal Act of 1976 declares that “to achieve maximum responsiveness to local conditions, accountability, and public accessibility it is necessary to rely heavily on local government and local land use planning procedures and enforcement” in carrying out the State of California’s coastal objectives and policies. To this end, the Coastal Act directs each local government lying wholly or partly within the coastal zone to prepare an LCP for its portion of the coastal zone. The LCPs are the basic planning tools used to carry out the partnership between the state and local governments in their shared stewardship of the coast. Each LCP includes a land use plan (LUP) that prescribes land use classifications, types and densities of allowable development, and goals and policies concerning development; and zoning ordinances needed to implement the plan.

The overarching goal of the County of San Diego is to protect and enhance the County’s coastal environment, natural resources, and recreational values while providing superior customer service to residents and property owners. To achieve this important community goal, the County has identified specific objectives for the LCP update:

- Develop a comprehensive LCP
- Secure CCC certification

2.1 History

The County initiated the development of an LCP, following the approval of the California Coastal Act of 1976. The San Dieguito Land Use Plan (2011b), inclusive of a LUP and an Implementation Plan (IP), was developed to implement the Coastal Act’s statewide goals and policies at the local level.

The County’s LUP and IP were certified in 1982 and 1985, respectively, by the CCC. However, the County deferred acceptance of the certified LCP due to the incorporation of the Cities of Solana Beach and Encinitas, which drastically reduced the size of the LCP area under County jurisdiction. Though the County adopted revised LUPs for the LCP in 1988 and 2011, these documents were not approved by the CCC.

Several efforts were made to revise the County’s LCP over the past 30 years, although a comprehensive update was not undertaken to maintain the document’s relevance under the Coastal Act and recent guidelines set forth by the CCC to address potential impacts from climate change and SLR. The uncertified status of the County’s LCP leaves property owners within the County’s CZ to seek coastal development permits through the CCC in addition to the County permit requirements and processes. As such, the County is undertaking an LCP update with the ultimate goal of receiving CCC certification and assuming responsibility for issuing coastal development permits within the County’s CZ (San Diego County 2015a).

2.2 Study Area Description

The County's CZ is located in the San Dieguito community and consists of approximately 1,050 acres of land within the unincorporated area and jurisdiction of the County of San Diego (Figure 1-1). The San Dieguito Community Plan area is a low-density residential area surrounded by rapidly urbanizing neighborhoods (Figure 1-2):

- The City of Encinitas to the northwest;
- The City of Solana Beach along the western edge;
- The City of San Diego along the southern edge;
- The unincorporated neighborhoods of Rancho Santa Fe and Fairbanks Ranch to the northeast and southeast of the County's CZ boundary, respectively.

The County's CZ is located on the east side of Interstate 5 (I-5). The main roads around the County's CZ are:

- La Noria along the northeastern boundary of the County's CZ, which turns into the eastern and southeastern boundary of El Camino Real;
- Via de la Valle along a portion of the southern boundary of the County's CZ; and
- Highland Drive along the western portion of the County's CZ boundary, adjacent to San Dieguito Regional Park.

San Elijo Lagoon Ecological Reserve is adjacent to the northwest boundary of the County's CZ, while Escondido Creek (and Manchester Avenue in near parallel) roughly form the northwestern edge of the County's CZ boundary. Saltwater ocean tides enter San Elijo Lagoon and meet the freshwater streams from Escondido Creek and La Orilla Creek. As a coastal wetland, San Elijo Lagoon contains habitat for sensitive, threatened, and endangered plants and animals, including resident and migratory wildlife. Though much of the County's CZ is composed of and surrounded by semi-rural to urban development, areas adjacent to San Elijo Lagoon Ecological Reserve consist of a variety of riparian woodland, marsh, chaparral, and coastal sage scrub communities (San Elijo Lagoon Conservancy 2016). Topography for the County's CZ ranges from 10 to 320 feet above sea level, with variable hills throughout the County's CZ that provide limited views of San Elijo Lagoon Ecological Reserve and surrounding neighborhoods.

2.3 Relevant County Programs and Policies

This section identifies the County's existing or in-progress plans, programs, and policies that are relevant to the development of policy updates for the LCP. The existing policies that may be incorporated as part of the LCP LUP are identified below, where applicable. The LCP update will be consistent with the following plans, programs, and policies. Exceptions where the LCP update may produce inconsistencies with existing plans will be noted in this report.

2.3.1 San Diego County General Plan

In August 2011, the San Diego County Board of Supervisors approved the San Diego County General Plan (General Plan; San Diego County 2011a). This was the first comprehensive update of the San Diego County General Plan since 1978. The updated General Plan is based on a set of guiding principles designed to protect the County's unique and diverse natural resources and maintain the character of its rural and semi-rural communities. It reflects an environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving each unique community within San Diego County, agricultural areas, and extensive open space.

Community Development Model

As part of the General Plan, the Community Development Model identifies three Regional Categories—Village, Semi-Rural, and Rural Lands—that broadly reflect the different character and land use development goals of the County's developed areas, its lower-density residential and agricultural areas, and its very low-density or undeveloped rural lands. The Community Development Model directs the highest intensities and greatest mix of uses to Village areas, while directing lower-intensity uses, such as estate-style residential lots and agricultural operations, to Semi-Rural areas. The Semi-Rural category may effectively serve as an edge to the Village, as well as a transition to the lowest-density category, Rural Lands, which represents large open space areas where only limited development may occur.

Most of the land within the County's CZ is designated as Semi-Rural and Rural; there are no Village Boundaries, Rural Village Boundaries, or Special Studies Areas identified within the County's CZ as part of the General Plan. Figure 2-1 shows the Applicable Regional Categories within the San Dieguito Community Planning Area and the County's CZ area. Table 1 provides a description of the regional categories as described in the General Plan.

The three regional categories serve as a broad set of development classifications and do not specify land uses, but rather the general regional structure, character, scale, and intensity of development. The Regional Categories allow many different land use types to be planned in a more unified, regional manner.

Land Use Designations

The General Plan guides the intensity, location, and distribution of land uses in the County's CZ by identifying land use designations. Land uses with the General Plan are organized through a two-tier hierarchy, which includes Regional Categories (Tier 1) and Land Use Designations (Tier 2). The Regional Categories that apply to the County's CZ are described below in Table 1.

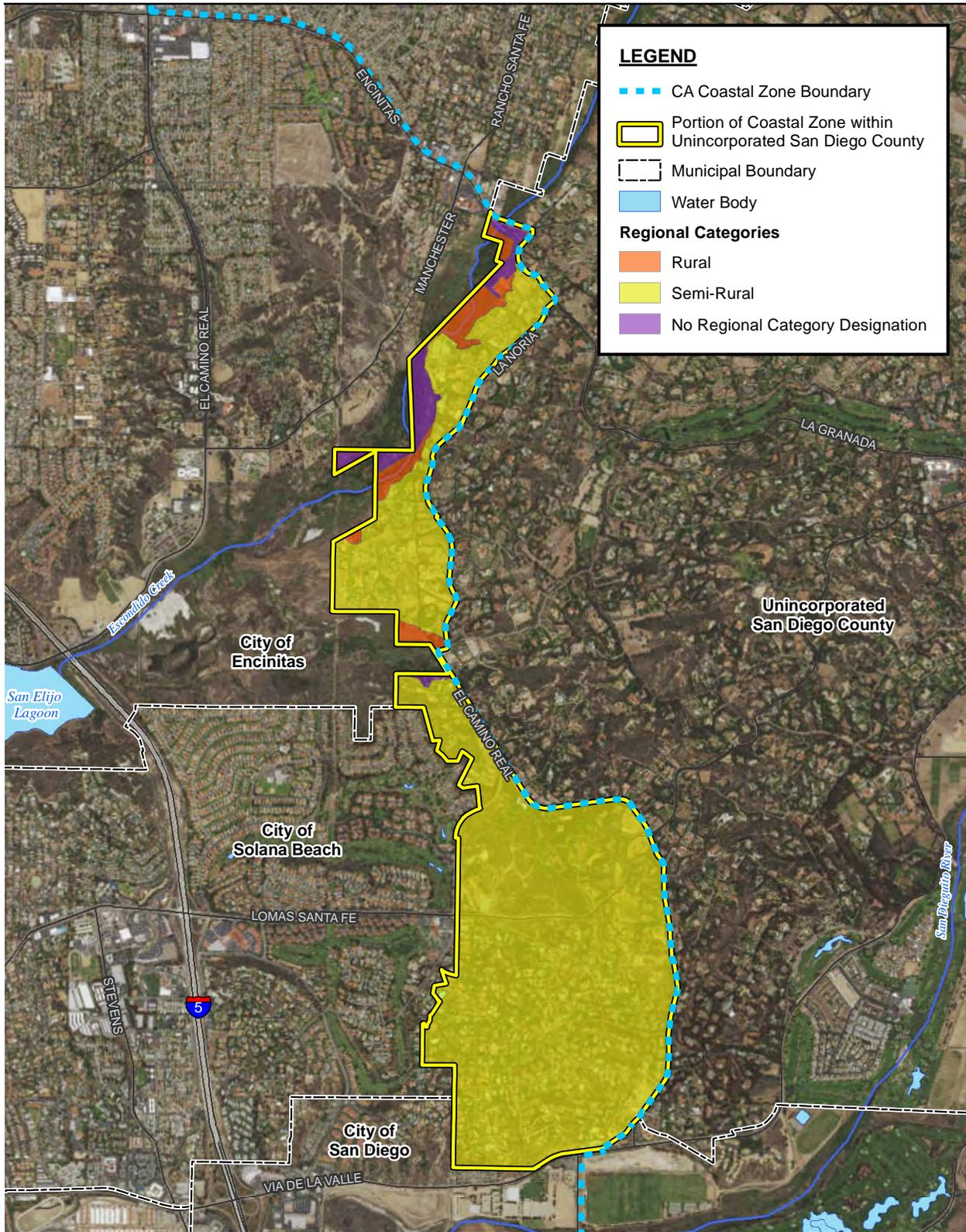
The Land Use Designations that apply to the County's CZ include only some of the Land Use Designations included in the General Plan at large. Land within the County's CZ is primarily designated as Semi-Rural Residential (SR-2). The remaining land within the County's CZ is designated as Rural Lands (RL-20), Open Space (Conservation), Open Space (Recreation), and small pockets of Office Professional (Semi-Rural)

and Public/Semi-Public Facilities (P/SP). The Land Use Designations applicable to the County’s CZ are described in Table 2 and shown in Figure 2-2.

The General Plan also states that *“More specific standards may be established for each Land Use Designation to implement the goals and policies of the General Plan, through tool such as the Zoning Ordinance, to address impacts related to specific land uses or the needs of an individual community.”*

Table 1 – Description of Regional Categories from the San Diego County General Plan

Regional Category	Description
Village	The Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned. Typically, Village areas function as the center of community planning areas and contain the highest population and development densities. Village areas are typically served by both water and wastewater systems. Ideally, a Village would reflect a development pattern that is characterized as compact, higher density development that is located within walking distance of commercial services, employment centers, civic uses, and transit (when feasible).
Semi-Rural	The Semi-Rural category identifies areas of the County that are appropriate for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities. Semi-Rural areas often function as a transition between the Village and Rural Lands categories, providing opportunities for development, but without the intensity and level of public services expected in Villages and with design approaches that blend the development with the natural landscape. Semi- Rural residential densities are derived in consideration of the physical conditions, community character, and availability of public services, roads, and other infrastructure. Higher densities within the allowable range should be located near Village areas, while lower densities should be located near Rural Land areas. Site design methods that reduce on-site infrastructure costs and preserve contiguous open space or agricultural operations are encouraged.
Rural	The Rural Lands category is applied to large open space and very-low-density private and publicly owned lands that provide for agriculture, managed resource production, conservation, and recreation and thereby retain the rural character for which much of unincorporated County is known. Rural areas are not appropriate for intensive residential or commercial uses due to significant topographical or environmental constraints, limited access, and the lack of public services or facilities.



Source: SanGIS 2016; NAIP 2014.

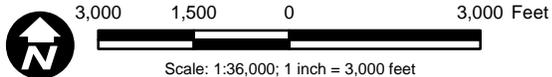
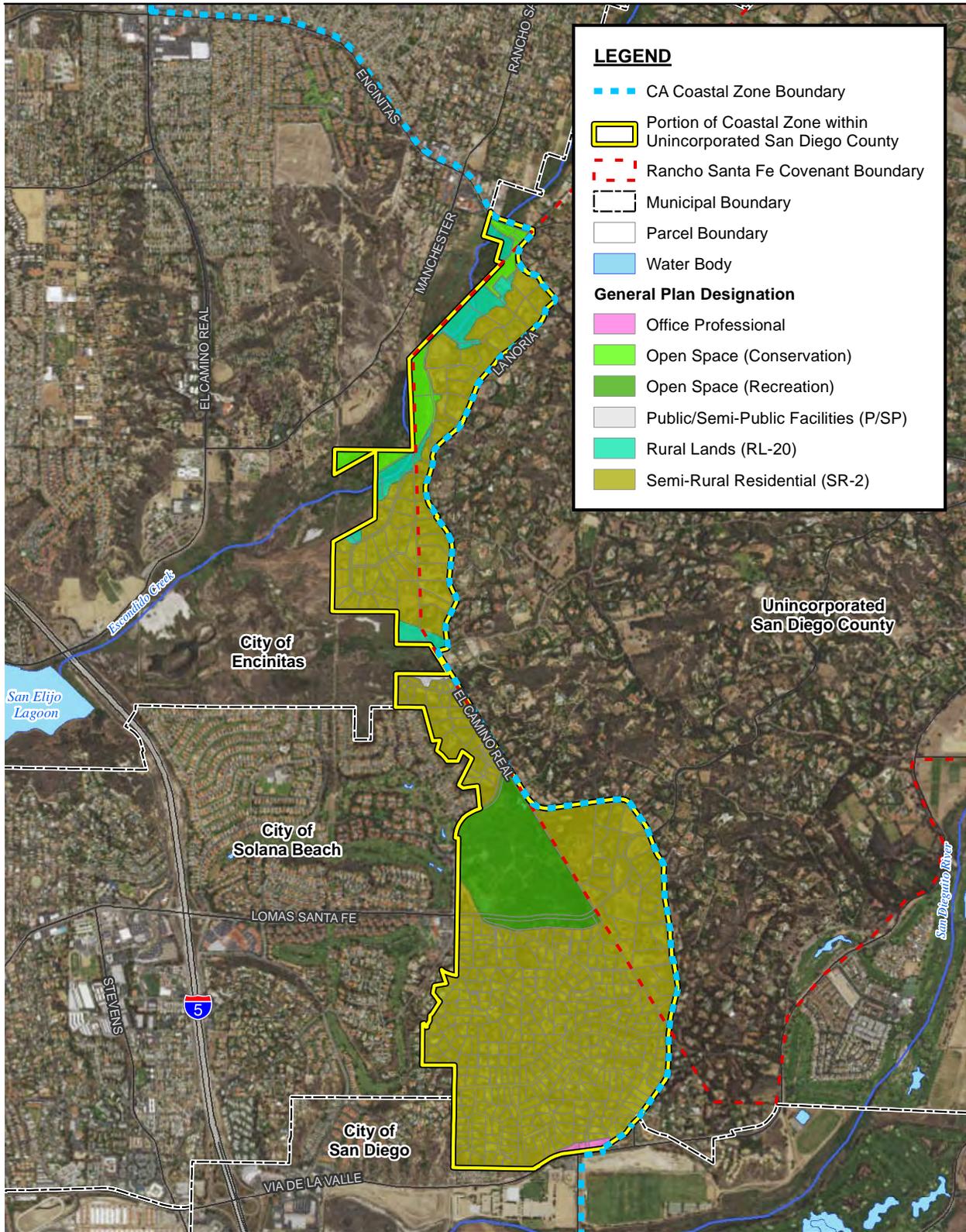


Figure 2-1
Applicable Regional Categories

Table 2 – Applicable Regional Categories and Land Use Designations within the County’s CZ

Land Use Designation	Description
Semi-Rural Residential (SR-2)	Semi-Rural Residential (SR-2) allows a base density of 1 dwelling units (du) / 2 gross acres (for slopes less than 25%). Adjustments are made for slope-dependent properties to allow 1 du / 8 gross acres (for slopes 25% to less than 50%), and 1 du / 8 gross acres for slopes 50% or greater. Residential development within Semi-Rural areas is not typically served by municipal water systems especially where water-intensive crops such as avocado and citrus are common.
Rural Lands (RL-20)	Rural Lands 20 (RL-20) allows 1 du / 20 gross acres. Rural Lands residential designations are intended to reflect the rural agricultural, environmentally constrained, and natural “backcountry” areas of the County. Residential development within rural lands is typically not served by either municipal water and or municipal sewer systems.
Office Professional (Semi-Rural)	Office Professional (Semi-Rural) provides areas dedicated to administrative and professional services as well as limited retail uses related to or serving the needs of the primary office uses. Residential development may also be allowed as a secondary use in certain instances. The maximum intensity of Office Professional within a Semi-Rural regional category is 0.45 floor-area ratio.
Open Space (Conservation)	Open Space (Conservation) is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group. Allowed uses include habitat preserves, passive recreation, and reservoirs. Grazing and other uses or structures ancillary to the primary open space use may be permitted if they do not substantially diminish protected resources or alter the character of the area. Such ancillary uses within this designation will typically be controlled by use-permit limitations. This designation is not normally applied to conservation easements within residential subdivisions on private lots.
Open Space (Recreation)	Open Space (Recreation) is applied to large, existing recreational areas. This designation allows for active and passive recreational uses such as parks, athletic fields, and golf courses. Uses and structures ancillary to the primary open space use may be permitted to enhance recreational opportunities only if they relate to the recreational purpose and do not substantially alter the character of the area.
Public/Semi-Public Facilities (P/SP)	Public and Semi-Public Facilities (P/SP) identifies major facilities built and maintained for public use, such as community service facilities. This designation may include privately owned facilities built and maintained for public use. A maximum FAC of 0.50 is permitted by this designation.



Source: SanGIS 2016; NAIP 2014.

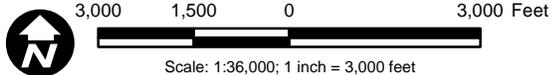


Figure 2-2
General Plan Land Uses

2.3.2 San Dieguito Community Plan

Community Plans identify the individual community character for each community, along with community-specific planning and design issues such as local public and fire access road networks, town center and specific area plans, and design guidelines. Community Plans, adopted as an integral part of the County's General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County.

The San Dieguito Community Plan was last updated in August 2011 concurrently with the General Plan. The Land Use section of the Community Plan states that the policies and recommendations in the Community Plan should "necessarily maintain a reasonable consistency with the goals and policies of the Land Use Element of the General Plan. The Land Use Element is designed to carry out the Regional Growth Management Plan."

The Community Plan for the San Dieguito Planning Area identifies many subareas and, where applicable, identifies specific policies for each. The County's CZ overlaps with only some of the subareas identified in the Community Plan. Community Plan subareas that exist within the County's CZ consist of:

- The western portions of the Rancho Santa Fe Covenant (indicated in Figure 2-2), which contains approximately 155 acres of the northern and 130 acres of the southern portions of the County's CZ; and
- The Sun Valley and Vicinity subarea, which dominates the southern portion of the County's CZ.

A summarized history, development policies, and guiding Community Plan policies for the County's CZ, Rancho Santa Fe Covenant, and the Sun Valley and Vicinity are provided in Appendix A of this report. Discussion pertaining to the significance of the Rancho Santa Fe Covenant as a historic California State Landmark is provided in Section 2.4.3 (Archaeological/Cultural Resources) of this report.

The Community Plan also identifies 12 Specific Plans for specific planned communities. However, none of these specific planned communities are located in or immediately adjacent to the County's CZ.

The San Dieguito Community Plan goals and findings relevant to the County's CZ are summarized here (see policies listed in Appendix A):

- *Community Character Goal* aims to provide for orderly development within the County's CZ to maintain the identities of historically established neighborhoods and the rural environment.
- *Residential Land Use Goal* aims to accommodate development that is consistent with the existing community environment, based on the semi-rural residential areas of Rancho Santa Fe and Sun Valley, which are largely built out.
- *Commercial Land Use* within the County's CZ is limited to a few parcels for mixed, office, and general commercial uses at the intersection of Via de la Valle and De la Valle Place. Surrounding policies do not support further expansion of commercial uses since it would detract from the existing rural residential character established in the County's CZ.
- *Agricultural Land Use Goal* aims to maintain and enhance the future of agriculture within the San Dieguito Community Plan area. Many of the residential estates within the County's CZ

engage in secondary agricultural uses (such as orchards and horsekeeping). There is a small pocket for agricultural use in the northern portion of the County's CZ, and the addition of future agricultural uses within the County's CZ is highly unlikely due to the established residential communities and existing ecological constraints.

- *Industrial Land Use Goal* aims to ensure future industrial development is compatible with the existing community character. There are no industrial land uses or zones within the County's CZ, and such future developments would be highly restricted and unlikely due to the established residential communities.
- *Circulation Goal* aims to accommodate various modes of transit to allow people to conveniently access services while maintaining the natural beauty and quality of life. Four road segments within the County's CZ are designated as "Light Collector Series." Table 3 (Mobility Element Network within the County's CZ) in Appendix A provides a listing of the specific road segments and associated improvements.

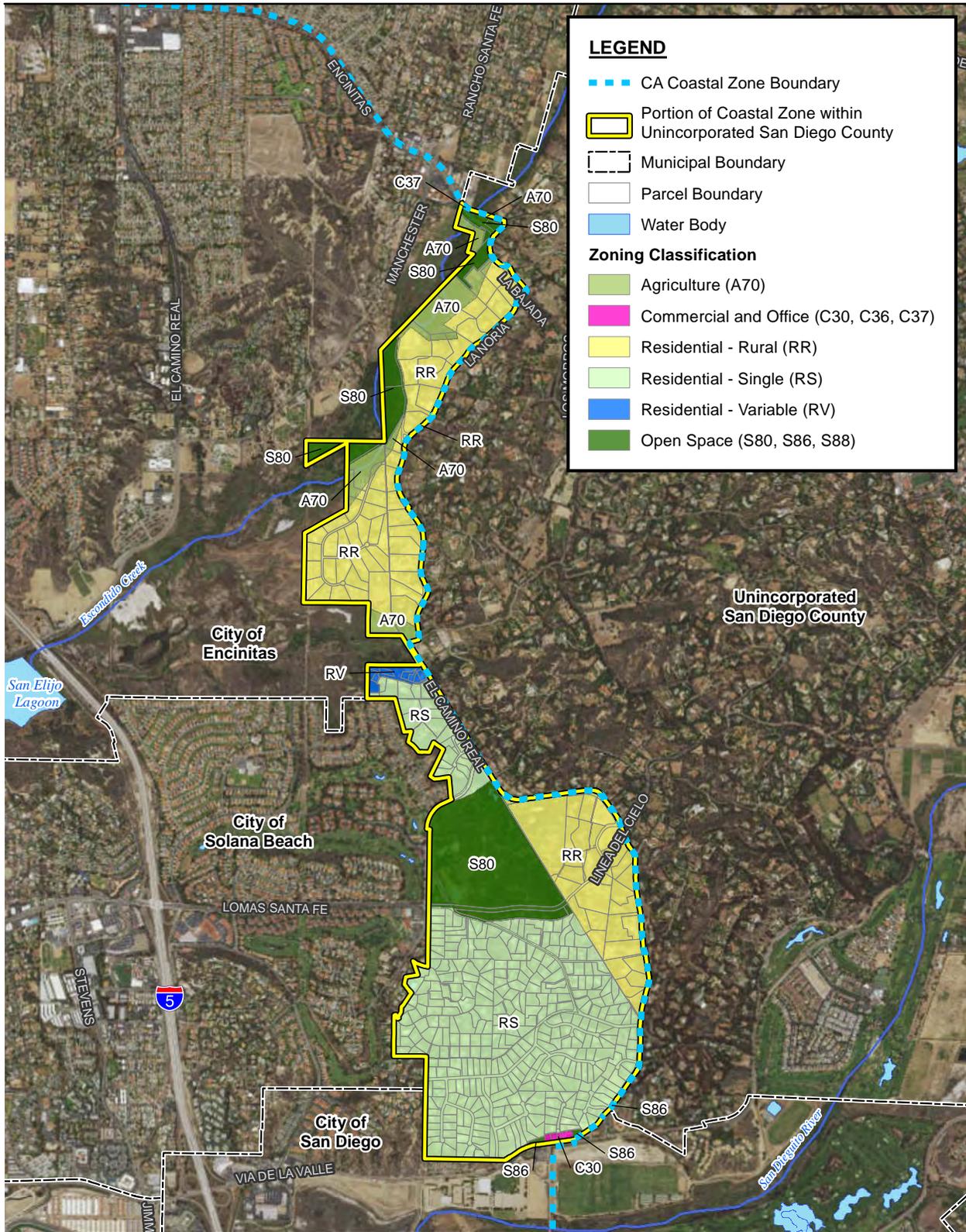
Public safety, services, and facilities that pertain to the San Dieguito Community Plan area and the County's CZ are discussed in Section 2.5 (Public Safety, Services, and Facilities Policies of San Dieguito Community Plan) of Appendix A.

2.3.3 Zoning

The Zoning Ordinance was adopted by the San Diego County Board of Supervisors to regulate land uses in the County of San Diego. The unincorporated area is divided into zones according to the present and potential uses of the land. The Zoning Ordinance and zoning maps must be consistent with the General Plan, because they are the primary methods for achieving the objectives of the Plan. The Use Regulations found in the Zoning Ordinance provide a more detailed description of those specific activities permitted under the Community Plan Designations. The Zoning Ordinance is not the only land use regulation that is applicable to development of property.

The Zoning Ordinance specifies the uses permitted, lot size, density, height, building types, animal regulations, and other requirements. The Zoning Ordinance separates each of these subjects and governs each with an individual designator. The designators are found in the appropriate schedules of the Zoning Ordinance. A "zone" is the combination of the Use Regulation and the other regulations, i.e., the entire zone "box." The Use Regulation is not the zone but specifies the permitted uses. In most cases, a dash (-) or blank space indicates that a particular designator is not used. However, in density, a dash (-) indicates the General Plan Land Use Designation will be referred to for the maximum allowed density. Because a zone is the combination of all designators, a change in any designator requires a zone reclassification.

A summary of the applicable Use Regulations within the County's CZ are described in Table 3 and shown in Figure 2-3. Some of the other significant designators applied to the Use Regulations are also noted where applicable.



Source: SanGIS 2016; NAIP 2014.

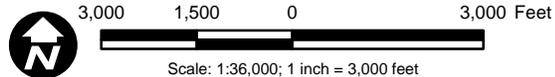


Figure 2-3
Summary of Use Regulations

Local Coastal Program Update: Existing Conditions, Vulnerability and Risk, and Key Issues Report

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Table 3 – Summary of Use Regulations in the County’s CZ

Use Regulation	Description
RS – Single Family Residential	Family residential use is the principal and dominant use with other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) also permitted. Other uses may be permitted subject to minor or major use permit.
RR - Rural Residential	Residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Applied to areas where urban levels of service are not available and where large lots are desired. In addition to family residential, other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) are permitted. Other uses may be permitted subject to minor or major use permit.
RV – Variable Family Residential	Family residential use is the principal and dominant use with other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) also permitted. Other uses may be permitted subject to minor or major use permit.
S80 – Open Space	Land generally unsuitable for intensive development that is applied to hazard or resource areas, public lands, recreation areas, or lands subject to open space easement or similar restrictions. Allowable uses include those that have a minimal impact on the natural environment, or those compatible with hazards, resources, or other restrictions. All development requires site plan review. In addition to family residential, other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) are permitted. Other uses may be permitted subject to minor or major use permit.
S86 – Parking	Areas identified and created for automotive parking in association with another dominant land use and to create physical separation between one type of use and another, or to accommodate off-street parking requirements for commercial or industrial uses. Permitted uses include other civic uses (essential services, fire protection, and parking services), as well as commercial uses (automotive and equipment: parking). Other uses may be permitted subject to minor or major use permit.
C30 – Office-Professional	Office-Professional use regulations are intended to create and enhance areas where administrative, office, and professional services are the principal and dominant use, where such uses do not involve high volumes of vehicular traffic. Typically applied near residential areas, and have a scale and appearance compatible with and complementary to adjacent residential uses, and have pedestrian as well as vehicular access. A variety of civic and commercial uses are permitted; other uses may be permitted subject to minor or major use permit.
A70 – Limited Agricultural	Primarily for agricultural crop production, with a limited number of small farm animals. Agricultural products raised on the premises may be processed. This designation is intended to protect moderate to high quality agricultural land. Permitted uses include family residential, civic uses (essential services and fire protection services), and agricultural uses (horticulture, tree crops, row and field crops, packing and processing: limited). Other uses may be permitted subject to minor or major use permit.

In addition to the Use Designations, the Zoning Ordinance specifies lot size, density, height, building types, animal regulations, and other requirements. In general, zoning within the County’s CZ also requires large lots with large setbacks for residential uses. In addition, building heights are limited to 30

feet and two stories. Some of the parcels within the County's CZ have additional special regulations that are tailored to special circumstances. These special designations within the County's CZ include, but are not limited to, Flood Plain, Coastal Resource Protection Area, and Scenic (see Figure 2-4).

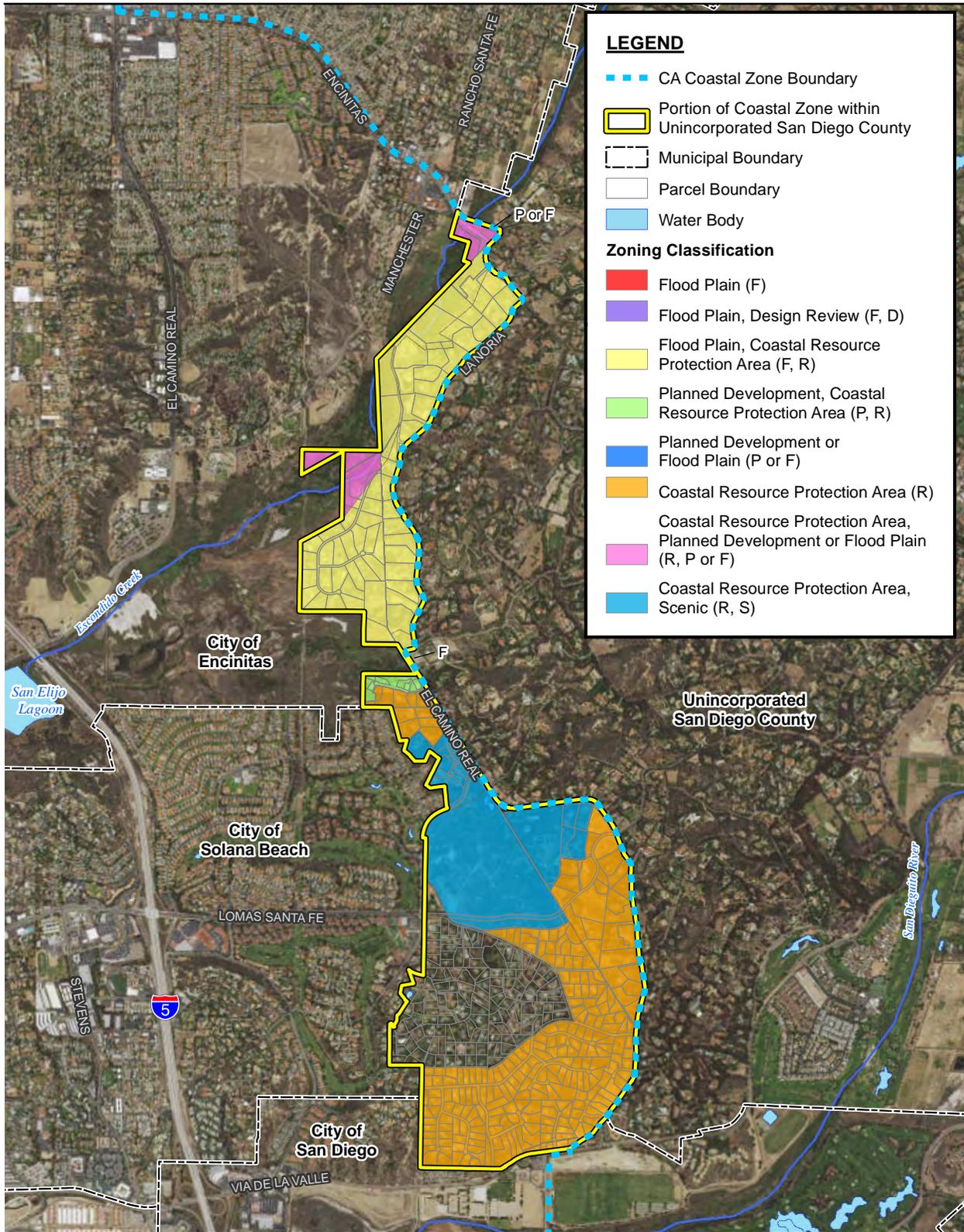
2.3.4 Other Relevant Programs

Several other relevant programs applicable to the unincorporated areas of San Diego County and the San Dieguito Community Plan area in relation to the County's CZ were analyzed as a part of this report.

County of San Diego Climate Action Plan (CAP): In July 2015, the County kicked off the new CAP for San Diego County. The CAP will be a comprehensive Plan that will outline the specific activities that the County will undertake to reduce greenhouse gas (GHG) emissions in the unincorporated communities of San Diego County. The CAP will also aid the County in meeting state mandated GHG reduction targets. The CAP will focus on activities that can achieve the greatest GHG emission reductions in the most technologically feasible and cost-effective manner. Project completion is anticipated in the fall 2017.

Multiple Species Conservation Program (MSCP): In 1992, the State of California enacted the Natural Communities Conservation Planning (NCCP) Act. This voluntary program allows the state government to enter into planning agreements with landowners, local governments, and other stakeholders to prepare plans that identify the most important areas for a threatened or endangered species, and the areas that are not as important. These NCCP plans may become the basis for a state permit to take threatened and endangered species in exchange for conserving their habitat. The federal government has a similar program under section 10(a) of the federal Endangered Species Act providing for the preparation of habitat conservation plans (HCPs). In California, the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife (CDFW) have worked to combine the NCCP program with the federal HCP process, to provide permits for listed species. Local governments, such as the County, can take the lead in developing these plans and become the recipient of state and federal permits.

It should be noted that the County is currently working on the MSCP North County Plan. The County's CZ falls within the boundaries of the North County Plan. Thus, additional biology policies may apply to the County's CZ once the North County Plan is finalized.



Source: SanGIS 2016; NAIP 2014.

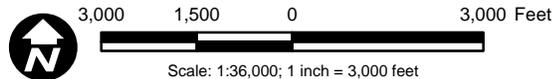


Figure 2-4
Special Zoning Designations

San Diego County Multi-Jurisdictional Hazard Mitigation Plan: The Multi-Jurisdictional Hazard Mitigation Plan is a countywide plan that identifies risks and ways to minimize damage by natural and manmade disasters. The plan is a comprehensive resource document that serves many purposes such as enhancing public awareness, creating a decision tool for management, promoting compliance with state and federal program requirements, enhancing local policies for hazard mitigation capability, and providing inter-jurisdictional coordination. The federal Disaster Mitigation Act of 2000 requires all local governments to create such a disaster plan in order to qualify for hazard mitigation funding.

San Diego County was one of the first in the State to tackle this planning effort on a region-wide basis in 2004, and the plan was last revised in 2010. The plan is currently being reviewed and revised to reflect changes to the hazards threatening San Diego as well as the programs in place to minimize or eliminate those hazards. This revision will include an evaluation of the impact climate change is having on the natural hazards facing San Diego.

The most recent draft of the Hazard Mitigation Plan (San Diego County 2010) identifies the variety of potential hazards that may occur within the County’s CZ, including: rain-induced landslide hazards, liquefaction hazards, flood hazards, fire/wildfire hazards, earthquake hazards, and dam failure hazards (Table 4). In addition, there are critical facilities located within the County’s CZ. No potential hazards were identified for coastal storms, erosion, or tsunamis, and for toxic or radiologic plume areas.

Table 4 – Potential Natural Hazards within the County’s CZ

Category	Potential Hazard
Rain-Induced Landslide Hazard	- Landslide Susceptibility - Steep Slopes (+25%)
Liquefaction Hazard	- Liquefaction Potential - Peak Ground Acceleration 0.18 – 0.5 (Low Liquefaction Risk)
Flood Hazard	- 100-year floodplain - 500-year floodplain
Fire/Wildfire Hazard	- Moderate / High / Very High
Earthquake Hazard	- 0.16–0.2 (relatively low)
Dam Failure Hazard	- Dam Inundation Areas (High Risk)

County Trails Program/Community Trails Master Plan (CTMP): On January 12, 2005, the San Diego County Board of Supervisors unanimously approved the adoption of the County Trails Program and the CTMP. The trails program will be utilized to develop a system of interconnected regional and community trails and pathways. These trails and pathways are intended to address an established public need for recreation and transportation, but will also provide health and quality of life benefits associated with hiking, mountain biking, and horseback riding throughout the County's biologically diverse environments. The County Trails Program involves both trail development and management on public, semi-public, and private lands. The CTMP will be the implementing document for the County Trails Program and contains adopted individual community trails and pathways plans.

The San Dieguito Trails and Pathway Plan provides focused trail planning within the San Dieguito community. The CTMP also identifies the Coast to Crest Trail (San Dieguito River Park) as a regional trail. The goal of the San Dieguito River Park is to create a multi-use trail system for hikers, bicyclists, and horseback riders that will extend from the ocean at Del Mar to the San Dieguito River's source at Volcan Mountain, just north of Julian. This is a distance of approximately 55 miles. Some portions of the Coast to Crest Trail have been completed and are open to the public. In addition, some auxiliary trails with the San Dieguito River Park are open to public use but are not part of the Coast to Crest Trail system. Although the Coast to Crest Trail is planned as a regional trail through the San Dieguito community, it is not currently planned to occur within the County's CZ. Additional specific trail alignments will be defined as area master plans are completed, or as funding becomes available for individual segments. Future trails will be aligned along existing rights-of-way and back country dirt roads whenever possible, to minimize impacts to the natural environment, and existing uses such as farming, cattle ranching, and private residences (San Diego County 2009).

The San Dieguito Trails and Pathway Plan identifies community trails that serve a different function than regional trails. Community trails are local public facilities in proximity to residents, intended for multi-use passive recreation and alternative modes of transportation. The County has established two forms of non-motorized facilities that serve both transportation and recreation needs called "Trails" and "Pathways." Trails are typically away from vehicular roads that are primarily recreational in nature but can also serve as an alternative mode of transportation. They are soft-surface facilities for single or multiple uses by pedestrians, equestrians, and mountain bicyclists. Pathways are non-motorized transportation facilities located within a parkway or road right-of-way. A riding and hiking trail located in the road right-of-way is considered a pathway. These trails can range from a separated, soft-surface, single track adjacent to a rural road to a widened decomposed-granite shoulder intended for biking, hiking, and equestrian uses.

The San Dieguito Trails and Pathway Plan identified existing and proposed trails and pathways. Table 5 identifies and describes the three proposed trails in the San Dieguito Trails and Pathway Plan that are within the County's CZ. Further discussion pertaining to regional trail networks in and around the County's CZ is in Section 2.4.5 (Recreation and Public Access) of this report.

[Storm Water Regulations, Reports, and Plans:](#) The County's regulatory programs for storm water are established in County ordinances, principally the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO), at County Code sections 67.801 et seq. The WPO defines the requirements that are legally enforceable by the County in the unincorporated parts of San Diego County. These programs and other relevant regulations, reports, and plans are summarized in Section 4 (Other Relevant Plans and Policies) of Appendix A.

Table 5 – Existing and Proposed Trails and Pathways

Trail #37	<u>El Camino Real / Sun Valley Road Pathway</u> Trail Status: Proposed Trail Type: Pathway Trail Priority: 1 Estimated Length: 1.28 miles	<u>Connections:</u> City of San Diego Border Sun Valley / Lomas Santa Fe Connector Trail (#38) San Dieguito Park Trail (39)	<u>Trail Priority Criteria:</u> Connectivity Loop <u>Special Features:</u> San Dieguito Park connection
Trail #38	<u>Sun Valley / Lomas Santa Fe Connector Trail</u> Trail Status: Proposed Trail Type: Trail Trail Priority: 1 Estimated Length: 0.05 mile	<u>Connections:</u> El Camino Real / Sun Valley Road Pathway (#37) Sun Valley / Lomas Santa Fe Trail Easement	<u>Trail Priority Criteria:</u> Connectivity Loop <u>Special Features:</u> San Dieguito Park connection
Trail #39	<u>San Dieguito Park Loop Trail</u> Trail Status: Proposed Trail Type: Trail Trail Priority: 1 Estimated Length: 1.69 miles	<u>Connections:</u> El Camino Real / Sun Valley Road Pathway (37) Sun Valley / Lomas Santa Fe Trail Easement El Camino Real / Sun Valley Road Pathway (37)	<u>Trail Priority Criteria:</u> Connectivity Loop Setting <u>Special Features:</u> San Dieguito Park

Adapted from the San Dieguito Trails Map Index (San Diego County 2009).

[Environmental Impact Report/Environmental Impact Statement for the San Elijo Lagoon Restoration Project \(SCH # 2011111013\)](#): A Draft Environmental Impact Report/Environmental Impact Statement (Draft EIR/EIS) for the San Elijo Lagoon Restoration Project was circulated for public review in August 2014. The Draft EIR/EIS for the San Elijo Lagoon Restoration Project (SELRP) has two components: the restoration of San Elijo Lagoon and the disposal or reuse of materials excavated as part of the restoration. Although the County of San Diego is the lead agency for the EIR/EIS, and is a property owner of part of San Elijo Lagoon, the lagoon is west of the County’s CZ boundary and the SELRP would not occur within the County’s CZ.

San Elijo Lagoon is a coastal wetland formed where Escondido and La Orilla Creeks meet the Pacific Ocean in Encinitas. The lagoon provides habitat for sensitive, threatened, and endangered plants and animals, including resident and migratory wildlife. There are also public recreational opportunities within San Elijo Lagoon Ecological Reserve, including more than 7 miles of hiking trails. The reserve is owned and managed by the CDFW – 348 acres; County of San Diego Parks and Recreation Department – 567 acres; and the San Elijo Lagoon Conservancy – 62 acres (CDFW, 2016b).

As typical of coastal lagoons in southern California, San Elijo Lagoon has a relatively narrow connection to the ocean and a confluence of freshwater flows from upstream. Various transportation infrastructures that traverse the lagoon inhibit freshwater flow to the ocean and tidal flow into the lagoon. A mosaic of habitat and ecosystems occurs, from open water to dense freshwater marsh. The habitat is linked directly to tidal inundation and frequency. The species that utilize this mosaic vary by habitat (San Elijo Lagoon Conservancy 2016).

2.4 Existing Conditions and Uses

The County's CZ contains pockets of resource significant areas, and future development is constrained by existing residential developments and ongoing conservation efforts in San Elijo Lagoon Ecological Reserve. This section describes the existing physical, biological, cultural, and scenic resources, and public access and recreation within the County's CZ boundary.

2.4.1 Physical Resources

Climate

The Mediterranean climate in the County's CZ is typical for the San Diego region, characterized by warm dry summers and mild wet winters. The climate monitoring station nearest to the County's CZ is located in the City of Oceanside, for which average annual rainfall during the wet season between November and April is 10.54 inches. The average maximum temperature is 67.6 degrees Fahrenheit (°F) and the average minimum temperature is 52.9°F (WRCC 2016). Humidity is fairly high along the coast and around the County's CZ during the summer due to the marine layer (USGS 1983).

Hydrology and Water Quality

The northern portion of the County's CZ is part of the Carlsbad watershed and the southern portion is part of the San Dieguito River watershed. Escondido Creek is the primary hydrologic resource in the County's CZ, running between Manchester Avenue and La Noria/El Camino Real, and is part of the Escondido Creek watershed. Escondido Creek, its tributaries, and La Orilla Creek feed into San Elijo Lagoon prior to discharge into the Pacific Ocean. The San Dieguito River runs just south of the County's CZ. San Elijo Lagoon is a critical regional resource that provides freshwater and estuarine habitats for numerous plant and animal species. Existing topography within the County's CZ (10 feet to 320 feet above sea level) is not threatened by storm water intrusion. However, urbanization in and around the Carlsbad and San Dieguito River watersheds challenges the water and habitat qualities of San Elijo Lagoon in the form of accelerated freshwater storm flows, sediment loading, and year-round urban runoff (San Elijo Lagoon Conservancy 2016). Total phosphorus, nitrogen, and fecal coliform are the main pollutants of concern for the San Dieguito River watershed, and the same is true for the Carlsbad watershed with the addition of total suspended solids. Management of upstream development and activities that contribute to urban runoff are of key concern for the ongoing restoration projects in San Elijo Lagoon that are aimed at improving water and habitat qualities (San Elijo Lagoon Conservancy 2016). Section 3.2.1 (Existing Local Water Conditions) of this report provides additional information regarding existing risks for flooding and tsunamis, and Section 3.2.4 (Water Quality) provides additional information regarding water quality in San Elijo Lagoon and the County's CZ under potential future SLR conditions.

Geology and Soils

Escondido Creek and, to a lesser extent, La Orilla Creek are the historic principal transporters of alluvial sediment into San Elijo Lagoon. A majority of the lagoon sedimentation occurred during peak

construction and agricultural activities starting in the 1880s when the lower Escondido Creek area was settled (San Diego County 1996; San Elijo Lagoon Conservancy 2016). However, lagoon sedimentation rates have decreased over time due to urban buildout, reduced agriculture, and subsequent conservation practices (San Diego County 1996; San Elijo Lagoon Conservancy 2016).

Geology within the County's CZ varies between the northern and southern areas, and is consistent with hydrologic activities in the vicinity (Figure 2-5). The northern area of the County's CZ is primarily defined by Quaternary alluvial deposits and Quaternary Marine and River Terraces along Escondido Creek, which is indicative of historic sedimentation flows from upstream to downstream into the lagoon and generally contains low potential for existence of paleontological resources in these areas (San Elijo Lagoon Conservancy 2016). The southern area of the County's CZ contains sandstones consistent with Torrey sandstone formation topped by Lindavista formation.

Similarly, soil composition within the County's CZ varies between the northern and southern areas (Figure 2-6). The northern area of the County's CZ is dominated by Chino silt loam (<2% slopes) and Huerhuero loam (15–30% slopes), both of which continue throughout the southern edge and east basin of the San Elijo Lagoon (San Elijo Lagoon Conservancy 2016). Soil composition in the southern area of the County's CZ is more varied, with loamy alluvial Huerhuero and Corralis loamy sands (>25% slopes) in the Rancho Serena and Horseman Valley communities and San Dieguito Regional Park, with Huerhuero loam and Terrace escarpments in the southwestern portion of the County's CZ in Sun Valley (>25% slopes).

The County's CZ is located approximately 3 miles from the northern end of the Rose Canyon fault zone, an active offshore/onshore fault capable of generating an earthquake of magnitude 7.2 on the Richter scale (San Elijo Lagoon Conservancy 2016). The Rose Canyon fault zone is considered the greatest potential threat to San Diego as a region in the event of an earthquake, due to its proximity to high-density populations and potential to generate moderate to severe groundshaking in the coastal area of northern San Diego County (San Diego County 2010). As noted in Table 4 (Potential Natural Hazards within the County's CZ) above, earthquake hazard potential within the County's CZ is relatively low.

Areas in the northern portion of the County's CZ, bounded between San Elijo Lagoon to the west and La Noria to the east, are most susceptible to rain-induced landslides according to Figure 4.3.5 (Rain-Induced Landslide Map) in the County's *Multi-Jurisdictional Hazard Mitigation Plan* (2010). The hilly southern portion of the County's CZ, bordering the City of Solana Beach to the west and El Camino Real to the east, contain steep slopes, though there are no indications of specific areas that are most or marginally susceptible to landslides.

Liquefaction is not known to have occurred historically in San Diego County, with the exception of seismically triggered events in the Imperial Valley. Seismic groundshaking has not been sufficient to trigger liquefaction elsewhere (San Diego County 2010). According to Figure 4.3.6 (Liquefaction Map) in the County's *Multi-Jurisdictional Hazard Mitigation Plan* (2010), areas of liquefaction potential exist within the County's CZ along Escondido Creek and La Orilla Creek. Despite its proximity to San Elijo Lagoon, and segments of Escondido and La Orilla Creeks that run through the County's CZ, the County's CZ is subject to low liquefaction risk based on peak ground acceleration.

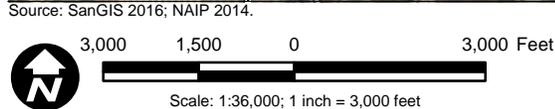
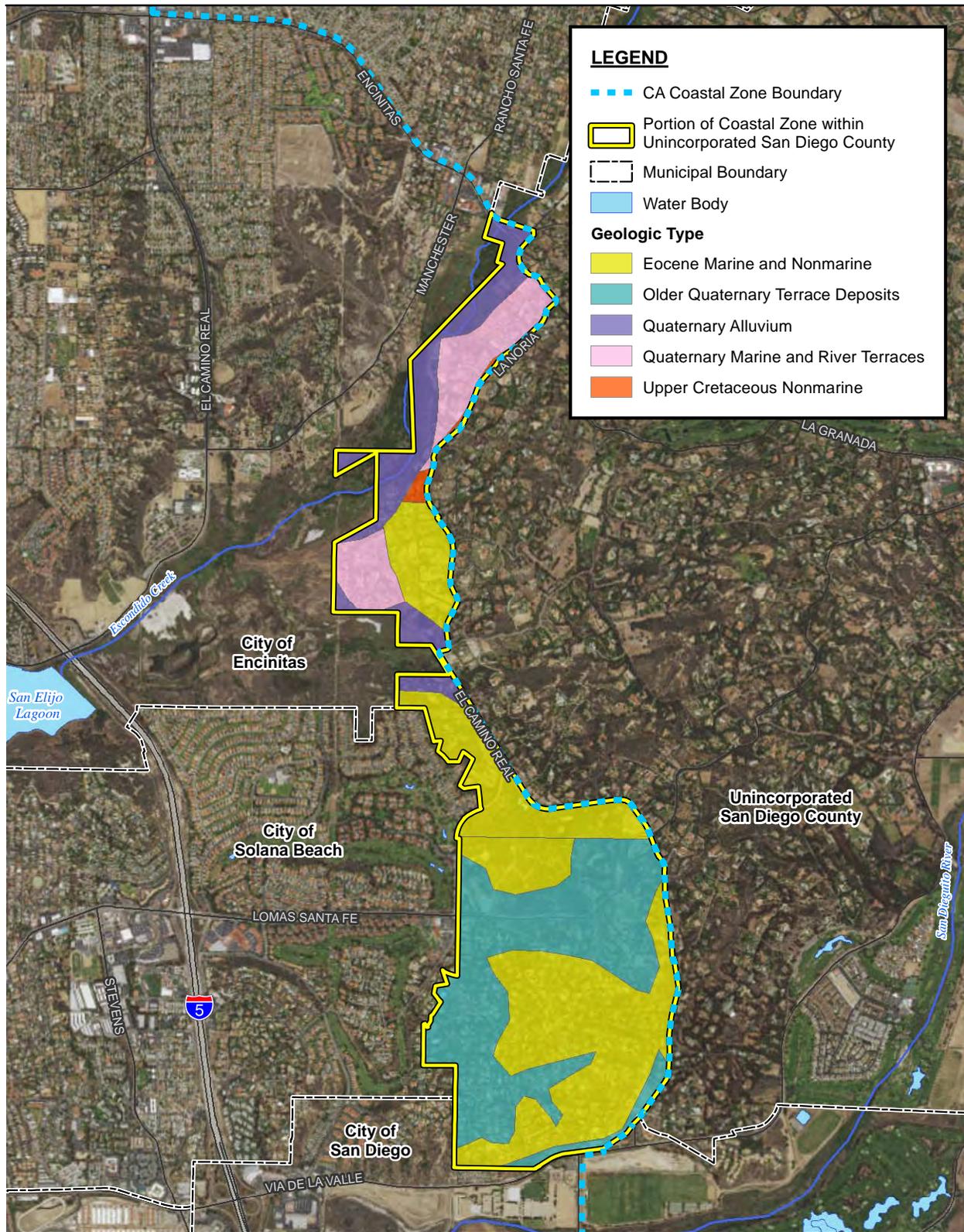
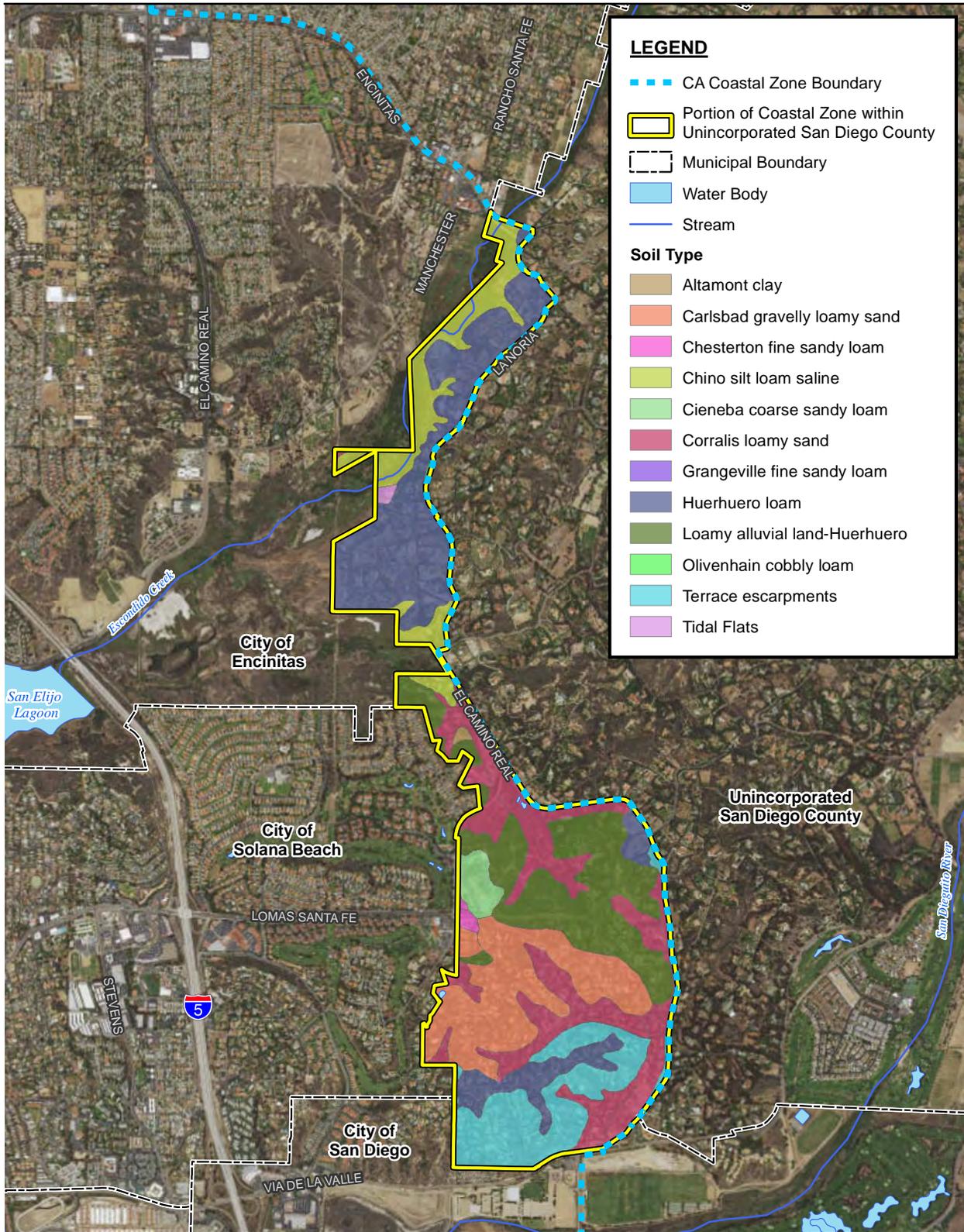


Figure 2-5
Regional Geology



Source: SanGIS 2016; NAIP 2014.

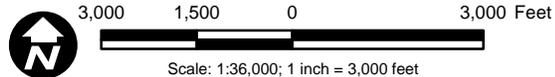


Figure 2-6
Soil Classifications

2.4.2 Biological Resources

The California Coastal Act contains standards for the protection of Environmentally Sensitive Habitat Areas (ESHAs), which include various types of wetlands, riparian areas, coastal prairies, woodlands and forests, and other natural resources in the County's CZ. This section provides descriptions of ESHAs and wetlands identified in the County's CZ, consistent with Coastal Act definitions for an ESHA (Section 30107.5) and wetlands (Section 30121, in conjunction with California Code of Regulations 13577 (b)).

ESHAs

This section provides a preliminary assessment of existing ESHAs and wetlands within the County's CZ. The following discussion is a summary of findings in the Biological Resources Summary Memorandum (Appendix B). No site visits were conducted as part of this preliminary assessment. This section and the associated figure (Figure 4 in Appendix B) do not represent an exhaustive compilation of the areas that meet ESHA or wetland definition; rather, they are an illustrative tool to help identify potential resources and it is the actual presence of ESHAs on the site that should dictate whether ESHA policies apply to a site.

As the methods in Appendix B describe, the ESHAs delineated in Figure 4 represent those areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development.

Rare Natural Terrestrial Communities and Wetlands

The following vegetation communities mapped within the County's CZ by the County of San Diego SanGIS database (SanGIS 2016) are either considered a Rare Natural Terrestrial Community by CDFW (CDFW 2016a) or qualify as a wetland under the definition provided in Appendix B. Therefore, the following vegetation communities were delineated as ESHAs (Appendix B; Figure 4):

- Disturbed Wetland (Wetland)
- Alkali Marsh (Wetland)
- Freshwater Marsh (Wetland)
- Southern Riparian Scrub (Wetland and Sensitive Terrestrial Community)
- Southern Willow Scrub (Wetland and Sensitive Terrestrial Community)

Special-Status Species

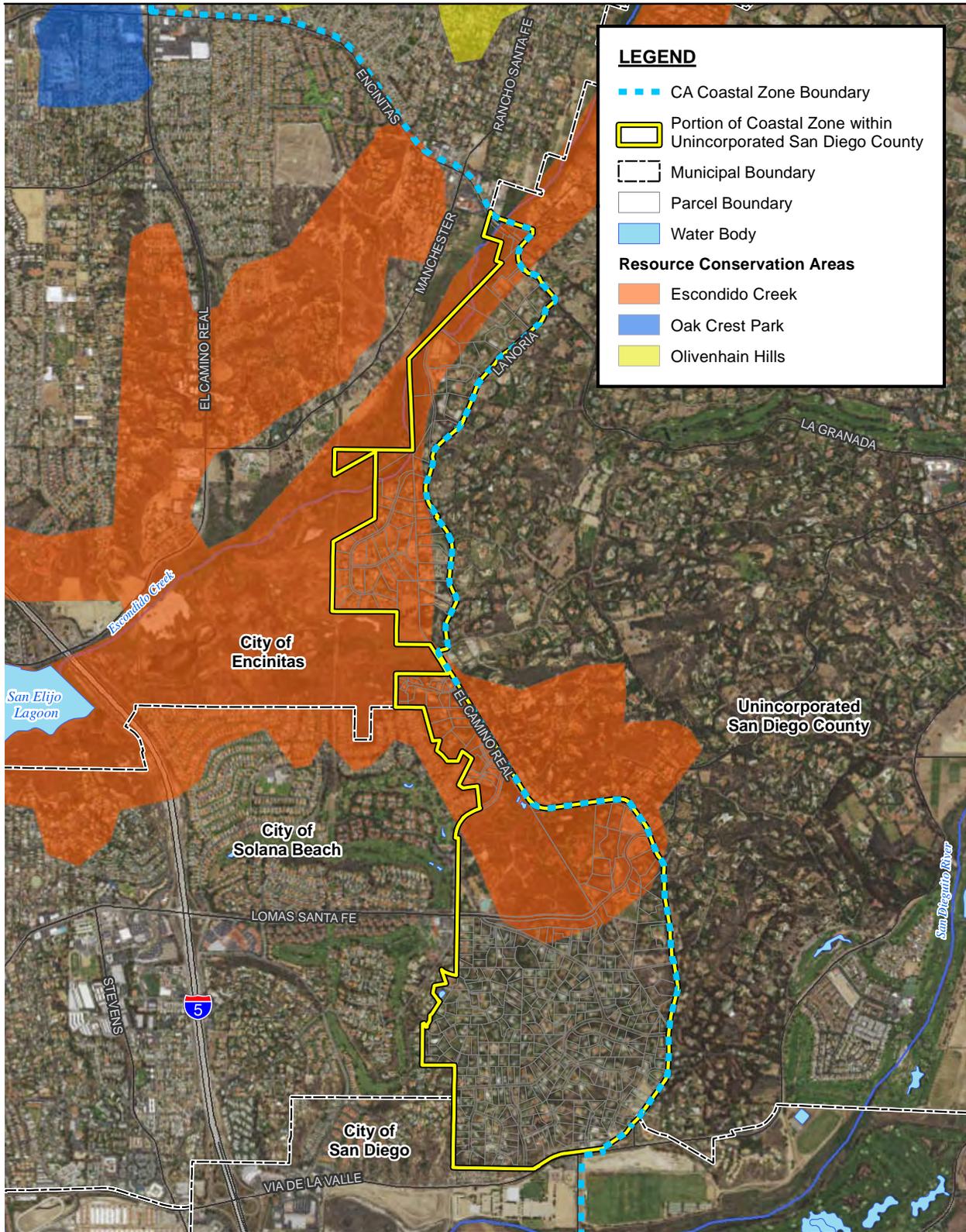
Two historical species records fall within the County's CZ: coastal California gnatcatcher (*Poliioptila californica californica*), a special-status bird (federally threatened) that nests exclusively in Diegan coastal sage scrub (CDFW 2016a); and Del Mar manzanita (*Arctostaphylos glandulosa* ssp. *crassifolia*), a perennial special-status plant (federally endangered/CNPS List 1B.1) that occurs in southern maritime chaparral (CNPS 2016). While these are historical records from databases that may be slightly inaccurate with regard to exact location, the ESHA boundary was delineated around these data points per the

requirements of the Coastal Act. For the coastal California gnatcatcher location, the ESHA includes all Diegan coastal sage scrub habitat within the County's CZ, including the coastal sage-chaparral transition areas (see Appendix B; Figures 2 and 4). For the Del Mar manzanita location, the ESHA includes all southern maritime chaparral habitat within the (see Appendix B; Figures 2 and 4). In addition, although no records of historical occurrence were identified, the potential for least Bell's vireo (*Vireo bellii pusillus*) and Belding's savannah sparrow (*Passerculus sandwichensis beldingi*) to occur within the County's CZ should be considered on a case-by-case basis, due to the proximity of known occurrences and suitable habitat adjacent to the County's CZ. Suitable habitat for least Bell's vireo includes riparian woodland and riparian scrub communities. Suitable habitat for Belding's savannah sparrow includes grasslands with few trees, including meadows, pastures, grassy roadsides, sedge wetlands, and cultivated fields planted with cover crops like alfalfa. Near oceans, this species also inhabits tidal saltmarshes and estuaries.

It is noted that other vegetation communities within the County's CZ have the potential to support special-status species and therefore possibly qualify as an ESHA. These include disturbed habitat, eucalyptus woodland, non-native grassland, and the margins of agricultural fields that are capable of supporting special-status species such as burrowing owl (*Athene cunicularia*) and white-tailed kite (*Elanus leucurus*), among others. Given that none of the species listed in Attachment A of Appendix B rely exclusively on the vegetation communities noted above, these community types are not included as ESHAs herein. Additional analyses through field investigations would be required on a case-by-case basis.

Resource Conservation Areas

The County Board of Supervisors has adopted Resource Conservation Areas (RCAs) for a number of communities within San Diego County. These RCAs identify lands that possess some significant natural resource that requires special attention so that it can be preserved or utilized in a manner best satisfying public or private objectives. Figure 2-7 shows the Escondido Creek RCA as defined in the San Dieguito Community Plan, running through much of the County's CZ. Most of the RCA covers developed land, which would not provide much value for natural resources. However, some open space or preserve land occurs within the RCA; these areas should retain the open space or preserve land uses to provide open space values for natural resources.



Source: SanGIS 2016; NAIP 2014.

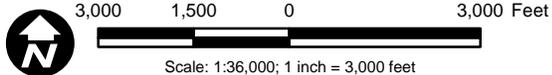


Figure 2-7
Resource Conservation Area

2.4.3 Archaeological/Cultural Resources

The California Coastal Act requires mitigation for any adverse impacts on archaeological/cultural and/or paleontological resources. As such, a brief history of the region and results from the existing cultural records search are provided in this section.

Regional History

The San Elijo Lagoon area supported a substantial native coastal population starting around 8,000 years ago as SLR began to slow and shape formations of a productive bay, lagoon, and estuary habitats (San Elijo Lagoon Conservancy 2016). The Kumeyaay group occupied much of San Elijo Lagoon and the County's CZ, prior to Spanish colonization starting in the late 1700s. Most of the area was largely undeveloped under the Spanish land grant and ownership of Juan Maria Osuna, between 1830 to the early 1900s, and was mainly used for grazing and agriculture (San Diego County 2014).

Under ownership of the Santa Fe Railway and Santa Fe Land Improvement company between the early 1890s through 1928, Coast Highway 101 and the Atchison, Topeka, and Santa Fe Railroad developed as major transportation routes to enable coastal access, alongside the communities of Solana Beach, Encinitas, and Rancho Santa Fe around the lagoon (San Elijo Lagoon Conservancy 2016). The Rancho Santa Fe Covenant was established in 1928 and set in place basic restrictions and conditions regulating future development of the community in order to maintain the characteristics of farmer estates. As a result, Rancho Santa Fe became one of the first planned communities in California (Rancho Santa Fe Historical Society 2016; California State Parks 2016). The Covenant area was designated as a California State Landmark in 1982 in recognition of its history and unique development pattern (San Diego County 2014).

Existing Cultural Records Search Results

A records search was performed by the County of the records on file at the South Coastal Information Center (SCIC) and provided to the County under contract. The SCIC manages the San Diego County portion of the State of California's records of cultural resources for the California Office of Historic Preservation. The search area included the County's CZ and a buffer of 300 feet.

The records search identified 14 cultural resources within the search area. Of the 14 resources, 13 are prehistoric archaeological sites, one is a historic archaeological site, and one is a historic building. Archaeological site types are summarized in the Table 6 below.

Table 6. Archaeological Site Types

Site Type	Count
Historic-period resource (bridge, refuse scatter, structure, well/cistern)	1
Prehistoric habitation/temporary camp	3
Prehistoric lithic and shell scatter	6
Prehistoric shell midden/scatter	2
Isolated artifact/feature	2

Based on geological and environmental characteristics of the area, it is likely that undiscovered archaeological sites may exist within portions of the County's CZ. In particular, the area around San Elijo Lagoon is rich in resources that would have been appealing to past peoples. Many of the prehistoric sites identified during the records search are clustered around the lagoon.

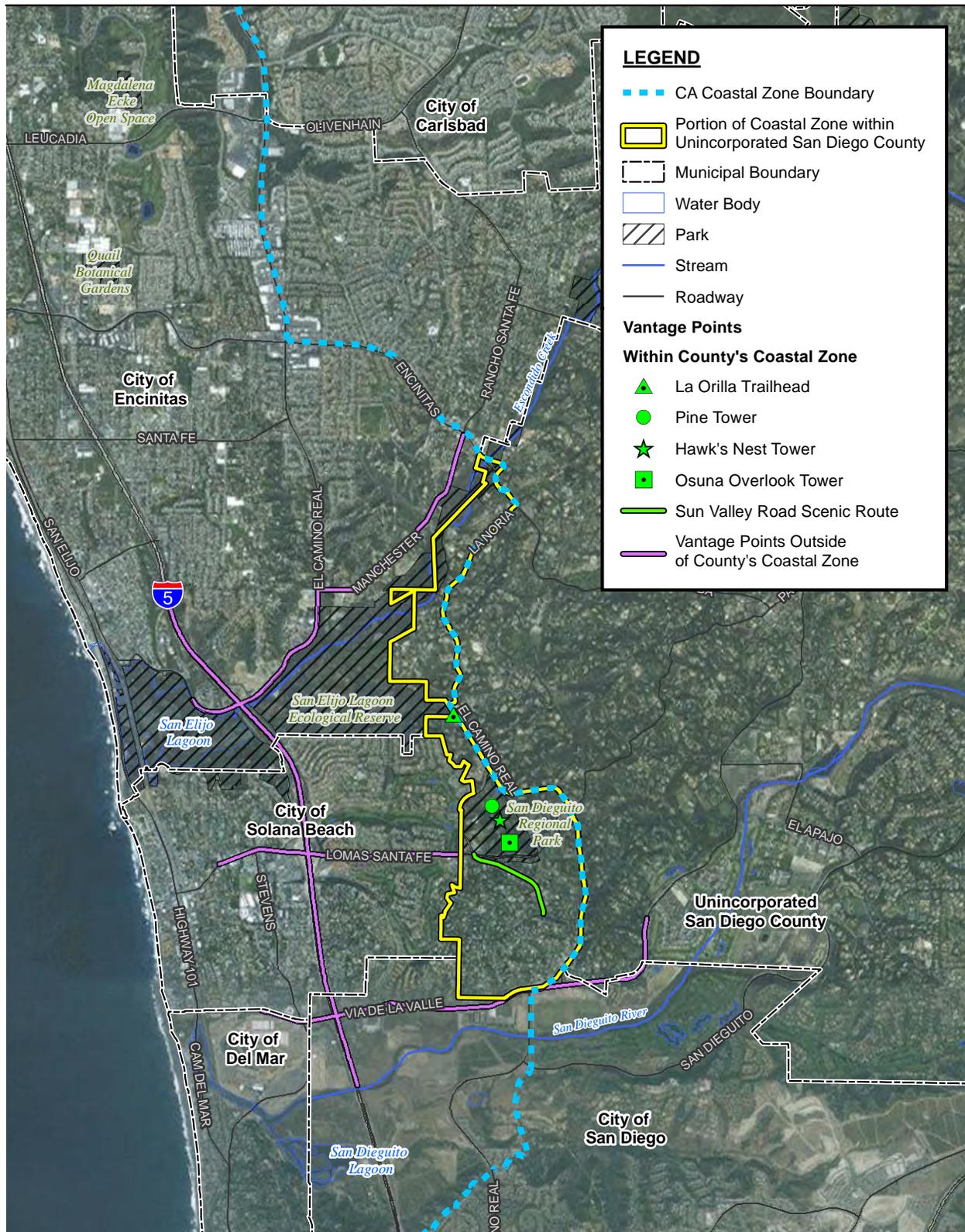
2.4.4 Scenic and Visual Resources

The protection of scenic resources within California's coastal zones is a central component of LCPs. As such, Section 30251 of the Coastal Act requires consideration to, and the protection of, scenic and visual qualities of coastal resources for the public. Section 30253 (e) of the Coastal Act also requires the protection of special communities that, because of their unique characteristics, are popular visitor destination points for recreational uses. The County's CZ does not contain special communities, per this definition; thus, they are not addressed further in this report. The remainder of this section focuses on protected view corridors that exist within the County's CZ.

Protected View Corridors

To adequately apply Coastal Act policies, local governments should identify public viewsheds and view corridors and their characteristics to be protected. A number of residential areas within the County's CZ have sweeping views of San Elijo Lagoon and the Pacific Ocean, though access to such views is limited due to the hilly topography and private access (most of the viewsheds and view corridors within the County's CZ are not publicly accessible). Public viewing areas outside of the County's CZ include Manchester Avenue, I-5, Pacific Coast Highway, Lomas Santa Fe Drive, and Via de la Valle. Publicly accessible vantage points within the County's CZ were identified as follows (Figure 2-8):

- La Orilla Trailhead (16398 El Camino Real in Rancho Santa Fe);
- Lookout towers located within San Dieguito Regional Park (total of 3):
 - Pine Tower
 - Hawk's Nest Tower
 - Osuna Overlook Tower; and
- Sun Valley Road, starting south of Linea Del Cielo and ending where Sun Valley Road turns into Ladera Sarina (San Diego County 2014).



Source: SanGIS 2016; NAIP 2014.

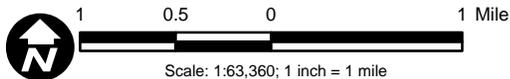


Figure 2-8
Publicly Accessible Vantage Points

2.4.5 Recreation and Public Access

One of the fundamental goals of the Coastal Act is to provide maximum public access to the coast. Section 30500 of the Coastal Act requires the inclusion of coastal access to “assure that maximum public access to the coastal and public recreation areas is provided.” Existing recreation and trail networks and public access points within the County’s CZ are described below.

Existing Recreation and Trail Networks

San Dieguito Regional Park constitutes the largest contiguous tract of recreational open space (125 acres) within the County’s CZ. The park is located southeast of San Elijo Lagoon Ecological Reserve, bounded by Highland Drive, Linea Del Cielo, and a northeastern sliver of El Camino Real. The day-use park offers diverse recreation opportunities such as picnic areas, ball fields, basketball courts, equestrian and multi-use trails, multi-purpose pavilions for events, a wedding gazebo, and playgrounds (San Diego County 2015b). The San Dieguito Regional Park is a popular recreational destination, garnering approximately 95,000 visitors annually. Trails within the park are not connected to regional trail networks; rather, the park serves as a publicly accessible open space within the County’s CZ, which is otherwise surrounded by residential and private recreational areas.

Proposed Trails

Two trails are proposed within the County’s CZ, noted in the CTMP (Table 5):

- Trail #37: El Camino Real / Sun Valley Road Pathway (estimated length of 1.28 mi), which would connect the San Diego Park Loop Trail to the Coast to Crest Trail; and
- Trail #38: Sun Valley / Lomas Santa Fe Connector Trail (estimated length of 0.05 mi), which connects a trail easement to Trail #37.

There are also two trail easements noted on the San Dieguito Community Trails and Pathways Plan map (San Diego County 2009):

- The segment of Lomas Santa Fe Drive (as it turns into Linea Del Cielo) between Sun Valley Road and Highland Drive (estimated length of 500 feet); and
- A north-south pathway between private residences, starting from Linea Del Cielo and near La Floresta and ending at Echo Hill Lane (estimated length of 900 feet), which appears to connect to proposed Trail #38.

These proposed trail connections would serve as publicly accessible trail connections from the County’s CZ to the coast via the Coast to Crest Trail, when implemented.

California Coastal Trail: The California Coastal Trail (CCT) was recognized as a statewide and national resource in 2000. The vision for the CCT is to provide public trail access along California’s 1,100-mile-long coast as a continuous system that connects parks, beaches, bicycle routes, hostels, and other state and local trail networks (San Diego County 2009). According to the 2009 Community Trails Master Plan, San Diego County has 76 miles of the coastal trail with trails in progress in North County and San Diego Bay. Access to the CCT from the County’s CZ is possible starting from the La Orilla Trailhead (16398 El Camino Real in Rancho Santa Fe; identified in Figure 2-8), trekking through the southern portion of San Elijo Lagoon (Figure 2-9).

Coast to Crest Trail: The Coast to Crest Trail is within the San Dieguito River Park and covers a distance of approximately 55 miles, extending from the beaches at Del Mar to the San Dieguito River’s source at Volcan Mountain (north of Julian). The ultimate goal for this Coast to Crest Trail, also called the San Dieguito River Park Trail, is to create a multi-use trail system for hikers, bicyclists, and horseback riders, though trail segments are still in progress. This trail is connected to the CCT, southwest of the Del Mar Fairgrounds. The Coast to Crest Trail runs south of Via de la Valle and there are no trail connections or access points from the County’s CZ.

San Elijo Lagoon Ecological Reserve: San Elijo Lagoon Ecological Reserve contains approximately 7 miles of hiking and multi-use (equestrian). While the lagoon trail network has multiple trailheads along the southern boundary of the reserve (Figure 2-9), La Orilla Trailhead (Figure 2-8) is the only publicly accessible trailhead within the County’s CZ. There are no developed facilities on the southern trails running through the reserve portion of the lagoon. Restrooms and water are available at the Nature Center, located on the north side of the lagoon (2719 Manchester Avenue), which is outside of the County’s CZ. Designed and constructed with the implementation of “green” building concepts, the Nature Center also contains interactive exhibits about the history and development of, and flora and fauna found in, the reserve. The Nature Center provides regional value as an educational resource, and serves as a rentable venue for meetings and events (San Diego County 2016b). Plans for an expanded and comprehensive trail system to facilitate connectivity between San Elijo Lagoon and the coast exist.

Public Access Points

The majority of publicly accessible trails within the County’s CZ reside in San Dieguito Regional Park. Points of interest near the shoreline between the Cities of Encinitas and Del Mar are called out in Figure 2-9. These points of interests are not directly accessible from the County’s CZ except from the La Orilla Trailhead. Accessibility to these points of interests is most convenient via Manchester Avenue (northern end of the County’s CZ), Lomas Santa Fe (central portion of the CZ along southern boundary of San Dieguito Regional Park), and Via de la Valle (southern end of the County’s CZ).

As mentioned in Section 2.4.4 (Scenic and Visual Resources), public access points to coastal resources are limited in the County’s CZ. Based on existing conditions, establishing more public access points within the County’s CZ may be constrained by the surrounding residential communities. There may be some potential in the northern region of the County’s CZ, adjacent to San Elijo Lagoon Ecological Reserve, where several parcels contain land use and zoning designations for open space or preserve (Figures 2-2 and 2-3).

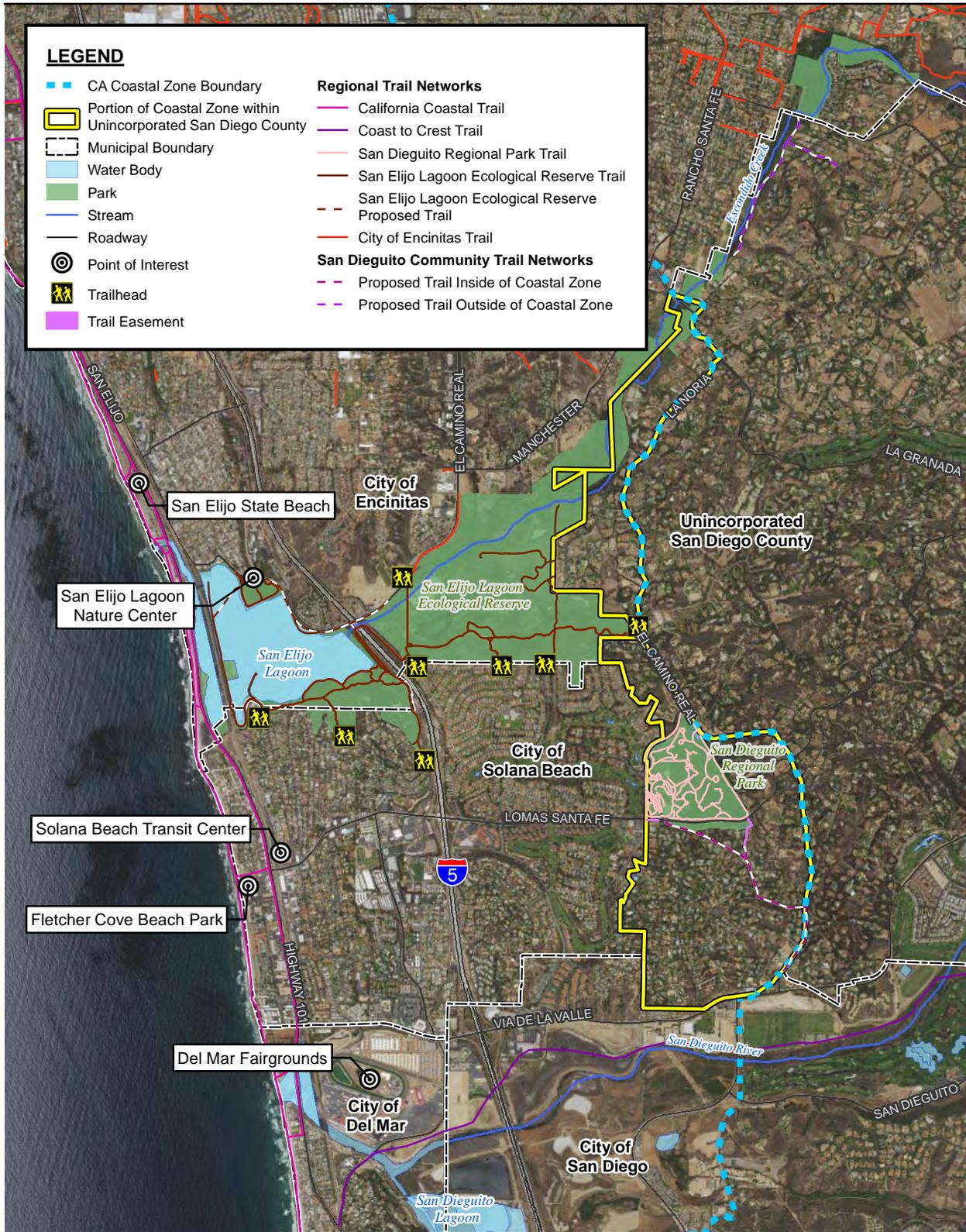


Figure 2-9

Regional Trail Networks and Points of Interest

Local Coastal Program Update: Existing Conditions, Vulnerability and Risk, and Key Issues Report

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2.5 Key Stakeholders

The primary partners and co-operators for the LCP update are the following:

- Residents
- Property Owners
- Visitors and Park Patrons
- San Dieguito Community Planning Group
- Rancho Santa Fe Association
- California Coastal Commission
- City of Carlsbad
- City of Del Mar
- City of Encinitas
- City of San Diego
- City of Solana Beach
- County of San Diego
- California Department of Fish and Wildlife
- U.S. Fish and Wildlife Service
- National Oceanic and Atmospheric Administration (NOAA) Fisheries
- San Elijo Lagoon Conservancy
- Surfrider Foundation
- Climate Collaborative: San Diego Region

The County intends to coordinate with these key stakeholders throughout the LCP update process, focusing on key decision points in the process to ensure that stakeholder input is informing development of policies and implementing ordinances.

3 Climate Change Vulnerabilities and Risk

3.1 Sea Level Rise Projections

The following section summarizes SLR projections relevant to the County’s CZ. The selected SLR scenarios were developed through a review of the CCC’s SLR Policy Guidance (CCC 2015) and other local and regional SLR planning efforts conducted to date within the County. AECOM concluded that there are currently no consistently applied SLR scenarios within the County based on review of these prior studies. The majority of prior studies were performed prior to finalization of the CCC’s recently adopted SLR Policy Guidance in August 2015 and therefore reflect the available guidance at the time of each study.

SLR Ranges and Scenarios

The 2015 CCC SLR Policy Guidance recommends use of the best-available SLR science for the California coast when addressing SLR in LCPs. The National Research Council’s (NRC) 2012 report, *Sea-Level Rise for the Coasts of California, Oregon, and Washington: Past, Present, Future*, is currently considered the “best available science” by climate scientists. The years 2030, 2050, and 2100 were selected as the planning time horizons for the SLR vulnerability and risk assessment for the San Diego County LCP update for consistency with NRC planning horizons, to allow for evaluation of assets with a range of service lives, and to facilitate identification of trigger points for SLR impacts. NRC SLR projections were adopted for evaluation as part of the SLR vulnerability and risk assessment conducted for the San Diego County LCP update. NRC’s 2012 report provides three different SLR scenarios: low-range (or best-case), mid-range, and high-range. These scenarios represent a range of possible futures. Use of the lowest projections is not recommended for planning purposes, since robust planning generally requires use of more conservative futures than best-case scenarios. AECOM evaluated the mid-range and high-range SLR scenarios as part the vulnerability and risk assessment. These projections are shown in Table 7 and Exhibit 1.

Table 7. NRC (2012) Regional Sea Level Rise Projections for Southern California

	NRC (2012) SLR Projections California – South of Cape Mendocino Region	
Year	Mid-Range (inches)	High-Range (inches)
2030	6	12
2050	11*	24
2100	37	66

Note: *An SLR value of 12 inches was adopted for the 2050 mid-range projection for the vulnerability and risk assessment because the risks at 11 and 12 inches of SLR would be comparable and a 12-inch SLR amount can represent the 2030 high-range and 2050 mid-range scenarios using a single value.

Source: NRC (2012) – Table 5.3, *Regional Sea-Level Rise Projections Relative to Year 2000 for the Los Angeles Tide Station*.

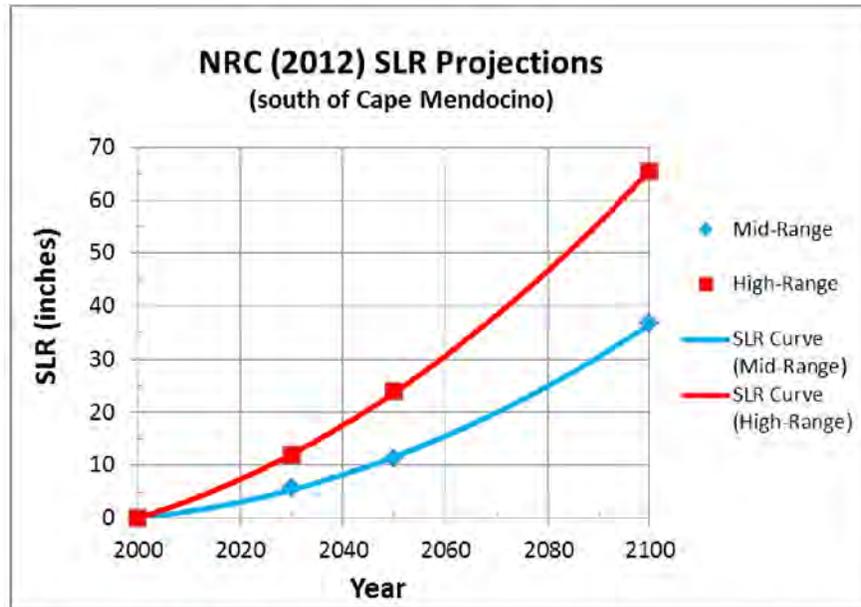


Exhibit 1. NRC (2012) Sea Level Rise Projections for Southern California

3.2 Potential Physical SLR Impacts

The following sections discuss potential SLR impacts to physical hazards, such as local water conditions, historical and future shoreline change, and water quality.

3.2.1 Existing Local Water Conditions

a. Tides

Coastal water levels fluctuate naturally throughout the day due to astronomical tides caused by the gravitational pull of the moon and sun. The San Diego coast experiences two high and two low tides each day, which vary in height over time. The largest annual tides, often referred to as King Tides, occur approximately 4 to 5 days each year. King Tides produce ocean levels that are approximately 1 foot higher than average high tides.

Tide elevations along the coast are typically measured relative to a vertical datum—a baseline position against which other elevations may be related. Tidal datums are defined by a certain phase of the tide, for example, mean higher high water (MHHW) or mean sea level. Tidal datums are calculated by the NOAA over a standard 19-year period of observation. The North American Vertical Datum of 1988 (NAVD88) is the current national standard reference datum. Tides along the San Diego open coast are characterized by NOAA's recorded water levels at the La Jolla tide station. Table 8 shows NOAA's published tidal datums and extreme tide estimates from the Federal Emergency Management Agency (FEMA) (BakerAECOM 2015). The diurnal tide range (height from MHHW to mean lower low water [MLLW]) is approximately 5.3 feet, although extreme tides can reach heights of nearly 8 feet.

Table 8. Tidal Datums and Extreme Tides at La Jolla, CA Tide Station

Water Level	Feet MLLW	Feet NAVD88
100-year Tide	7.93	7.74
50-year Tide	7.78	7.59
10-year Tide	7.46	7.27
Highest Observed Tide	7.66	7.47
Highest Astronomical Tide	7.14	6.95
Mean Higher High Water (MHHW)	5.32	5.13
Mean High Water (MHW)	4.50	4.31
Mean Tide Level (MTL)	2.75	2.56
Mean Sea Level (MSL)	2.73	2.54
Mean Low Water (MLW)	0.90	0.71
Mean Lower Low Water (MLLW)	0.00	-0.19

Source: NOAA Tides and Currents La Jolla, CA Tide Station (#9410230) and BakerAECOM (2015)

High tides propagate from the open coast through the mouth of San Elijo Lagoon, but tidal exchange and flushing are impeded by four constrictions or barriers within the lagoon: Highway 101, the railroad bridge, I-5, and the CDFW dike. These barriers divide the lagoon into three distinct basins (west, central, and east) and mute the tide range within the lagoon so that high tides are lower and low tides are higher than along the open coast. The CDFW dike extends from north to south across the marsh and is the primary constraint on tidal flows reaching the upstream reaches of the lagoon. The CDFW dike and constriction at I-5 also impound freshwater discharge from Escondido and La Orilla Creeks. The east basin is primarily freshwater influenced as a result. The reduced tide range and impoundment of freshwater discharge produce a variety of transitional marsh habitats, including riparian, freshwater, brackish, and salt marsh. The distribution of these habitats depends on ground elevation, inundation regime, and water salinity.

b. Water Level Changes from Storms, PDO, ENSO, and Basin Phenomena

Many factors influence ocean water levels, including storm surge, ocean swell, wind waves, the El Niño Southern Oscillation (ENSO), the Pacific Decadal Oscillation (PDO), and tsunamis. Each of these factors can raise water levels independently, and two or more may combine to form exceptionally high coastal waters. Elevated coastal waters along the open Pacific coast will flow into San Elijo Lagoon and elevate water levels within the lagoon as well.

El Niño-Southern Oscillation: California's coastal water levels are strongly influenced by the large-scale changes in the ENSO cycle. Under normal conditions, global trade winds blow from east to west across the Pacific, moving warm surface water away from the Americas toward the western Equatorial Pacific. Every 2 to 7 years, these winds weaken or reverse, pushing warm, equatorial water toward the Americas, and north along the San Diego coastline. This warmer ocean water expands and coastal waters during El Niño conditions are higher than typical. In addition, El Niño conditions in the Pacific Ocean frequently produce severe winter storms that impact the San Diego coastline because Pacific

Ocean storms follow a more southerly route. Because the storm tracks are shifted farther south, waves approach from a more southerly direction, exposing normally protected reaches of shoreline to high water levels and wave hazards.

Pacific Decadal Oscillation: The PDO is a long-term (multi-decadal) ocean-atmosphere cycle of climate variability that shifts the locations of cold and warm water masses in the Pacific Ocean basin and alters the path of the jet stream. It is similar to ENSO, but it occurs over a longer time scale. The “warm” phase of the PDO is characterized by warmer than normal water temperatures in the eastern North Pacific and a more southerly jet stream. The “cool” phase of the PDO is characterized by cooler than normal water temperatures in the eastern North Pacific and a more northerly jet stream.

Coastal Storms: Large storm systems can impact the San Diego coast during the winter season. These storms are typically characterized by low barometric pressure and strong winds, which produce storm surge, and are accompanied by large powerful waves. Storm characteristics such as wind speed, water level, and wave height are often described statistically using a concept referred to as the “return period” such as a “100-year wave runup elevation.” It is important to note that a 100-year storm does not occur once every 100 years, but rather has a 1% chance of occurring in any given year. Therefore, it is possible to experience two 100-year storm events in a single year, or have a period of greater than 100 years without a 100-year storm.

Table 9 presents factors that may contribute to extreme water levels along the San Diego coast.

Table 9. Processes That Temporarily Elevate Coastal Waters along the San Diego Coast

Factors Affecting Water Level	Typical Range	Duration of Impact	Frequency
King Tides	1 to 1.3 feet above MHHW	Hours	2 to 4 times each year
Storm Surge	0.5 to 2 feet	Days	Several times each year
Storm Waves	10 to 15 feet	Hours to Days	Several times each year
El Niño	0.5 to 1 feet	Months	Every 2 to 7 years
Pacific Decadal Oscillation	Unknown	20 to 30 years	Decades

c. Wave Impacts

Wave impacts from wave runup occur during coastal storm events along coastlines exposed to high tides, storm surge, and ocean storm waves. Since the County’s CZ is located landward of the Pacific coastline, it is not exposed to these hazards.

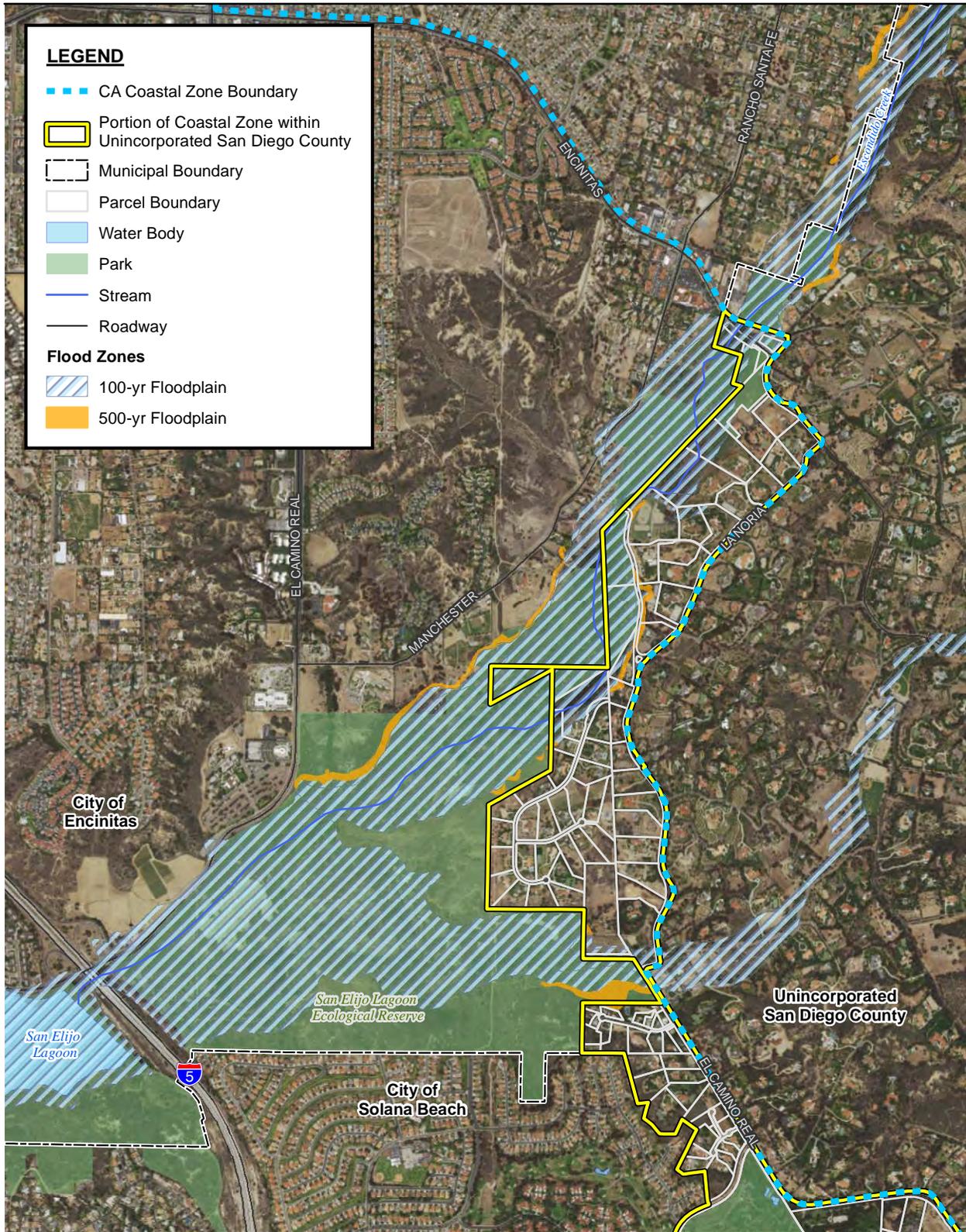
d. Flooding from Extreme Events

The County's CZ is subject to flooding from extreme events from a number of sources: (1) extreme tide flooding from the Pacific Ocean, (2) riverine flooding from watershed runoff, and (3) tsunami runup and inundation from local and distant seismic events. Potential sources of existing conditions flooding due to extreme events within the County's CZ are discussed below.

Extreme Tidal Flooding: Extreme tidal flooding along the open coast is a relatively rare occurrence that results from the combination of high astronomical tides coupled with other factors such as storm surge and/or El Niño conditions (Table 9). These factors elevate high tides above normal levels and can result in temporary flooding of low-lying areas along the shoreline. Extreme tides along the San Diego open coast do not have the potential to reach inland areas of the County's CZ except within San Elijo Lagoon. Extreme tides along the San Diego open coast will propagate through the lagoon mouth, overtop the CDFW dike, and flood the upstream reaches of San Elijo Lagoon Ecological Reserve at its boundary with the County's CZ. Statistical analysis of extreme tide levels along the San Diego open coast conducted by FEMA (Table 8) estimated the 100-year tide level to be approximately 7.7 feet NAVD88. Low-lying coastal resources and assets exposed to extreme tides would experience temporary flooding by saltwater. High waters within the lagoon drain to the ocean over subsequent low tides. Given the inland and upland location of the County's CZ, extreme tides do not impact the County's CZ under existing conditions.

Riverine Flooding: Riverine flooding within the County's CZ occurs as a result of freshwater discharge during heavy precipitation events. Portions of the County's CZ are immediately adjacent to and contained within the FEMA Special Flood Hazard Area along Escondido and La Orilla Creeks. The Escondido Creek watershed is much larger in size and therefore represents the primary source of riverine flooding within the County's CZ. Freshwater discharge from Escondido and La Orilla Creeks enters San Elijo Lagoon prior to draining to the ocean. The CDFW dike impounds freshwater discharge within the east basin of San Elijo Lagoon Ecological Reserve. Modeling conducted as part of the San Elijo Lagoon Restoration Project EIR/EIS estimated the 100-year riverine flood level in the east basin to be approximately 14 to 15 feet NAVD88 (Moffatt & Nichol 2012)—approximately 6 feet higher than the 100-year tide level. Floodwaters within the lagoon can completely fill the east basin and freshwater conditions can remain for approximately 1 week following a storm (Moffatt and Nichol 2012). Approximately 24 parcels along Escondido Creek upstream of San Elijo Lagoon and within the County's CZ are located within FEMA's 1% (100-year) or 0.2%-annual-chance (500-year) riverine floodplain (Figure 3-1).

Tsunami Inundation: Tsunamis are ocean waves with very long wavelengths that are generated from geologic events such as earthquakes, landslides, and volcanic eruptions. The California coast is exposed to tsunami hazards from local sources within the Southern California Bight and distant sources such as the Pacific Northwest, Aleutian Islands, Japan, and Kuril Islands. The State of California (2009) evaluated potential tsunami inundation hazard zones along the California coast and developed exposure maps for emergency planning purposes. Tsunami hazard zones within San Elijo Lagoon are depicted on the Encinitas Quadrangle; however, the tsunami inundation area does not extend landward of I-5 so impacts to the County's CZ would be negligible.



Source: SanGIS 2016; NAIP 2014; FEMA Map Service Center.

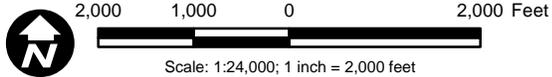


Figure 3-1
FEMA Special Flood Hazard Areas

Local Coastal Program Update: Existing Conditions, Vulnerability and Risk, and Key Issues Report

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3.2.2 Future Local Water Conditions

Future coastal and riverine flood risks may be magnified by the effect of future climate change. As sea levels rise, the frequency and magnitude of tidal flooding will increase. Higher sea levels may also exacerbate riverine flooding because higher water levels at the coast may impede drainage of freshwater discharge from lagoons and creeks. Other aspects of climate change, such as changes in storm frequency and intensity, may change the nature of coastal and watershed storm events in the future.

The following coastal and riverine flood hazards may increase as a result of climate change:

Daily tidal inundation: As sea level rises, the amount of land and infrastructure subjected to daily inundation by high tides will increase. The County's CZ is relatively high in elevation compared to typical daily high tide elevations and currently does not experience adverse impacts of tidal flooding. However, as seas rise, previously dry or rarely inundated areas may be reached with increased frequency. This will result in the conversion of transitional or upland areas to tidal wetland within the upper reaches of San Elijo Lagoon Ecological Reserve, but daily tidal inundation is not anticipated to occur within the County's CZ under the SLR scenarios and with the proposed restoration actions evaluated in this report.

Annual high tide inundation (King Tides): King Tides are abnormally high, predictable astronomical tides that occur approximately two to four times per year. As seas rise, the elevation of King Tides will rise concurrently. When King Tides occur coincident with storm waves, coastal flood and erosion impacts are more likely to occur; however, these conditions are not anticipated to occur within the County's CZ under the SLR scenarios and proposed restoration actions evaluated in this report.

Extreme tides: Extreme tides refer to any temporary ocean water level above the predicted (astronomical) daily high tide (not including wave effects). They occur as a combination of high astronomical tides, storm surge, and El Niño effects (see Table 9). As seas rise, the elevation of extreme tides will rise concurrently. The impact of future extreme tides on the County's CZ is discussed in Section 3.3 (Potential Risks for Sea Level Rise to Coastal Resources and Development) of this report.

Storms and El Niño: Climate change may affect the frequency and intensity of coastal storms, El Niño cycles, and related processes. A clear consensus has not yet fully emerged on the nature of these changes in the Pacific Ocean and this is an area of active research.

Shoreline change and coastal erosion: The San Diego County coastline has undergone natural and manmade alterations that have impacted natural shoreline change processes. The long-term cumulative effects of tides, waves, and SLR generally results in the landward migration of the shoreline; however, there is much variability depending on location and time period. A general consensus among the scientific community is that SLR will increase long-term rates of shoreline change although the exact nature of that increase is not well understood and this is an area of active research. The County's CZ is located inland from the open coast, and long-term shoreline change and coastal erosion will not directly impact coastal resources and assets in the County's CZ. However, resources and assets located along the open coast that are utilized by residents of unincorporated areas of San Diego County may be impacted.

Riverine flooding: SLR may exacerbate riverine flooding by raising flood levels along tidally influenced creeks and streams; however, a detailed assessment of the impact of SLR, changes in land use (such as future development), and climate change¹ on riverine flood hazards along Escondido and La Orilla Creeks has not been conducted to date.

Tsunami inundation: The effect of SLR on tsunami hazards is an area of active research. SLR will increase the base tide level upon which tsunami waves propagate and therefore may increase the extent of inland inundation by tsunamis; however, local topography and wave dynamics are also important factors. A detailed assessment of the impact of SLR on tsunami hazards has not been conducted to date.

Planning is currently underway to implement a restoration project within San Elijo Lagoon Ecological Reserve (San Elijo Lagoon Conservancy 2016). The proposed project would make improvements to the mouth of the lagoon and interior channel network, and would reduce existing flow constrictions that currently restrict tidal exchange and flushing of the lagoon and degrade habitat quality. The proposed improvements would promote more efficient lagoon hydraulics and increase tidal influence in the east basin. These changes would effectively unmute tides within the upper reaches of the lagoon so that high tides would be higher and low tides would be lower. In addition, reduction of flow constrictions within the lagoon would reduce impoundment of freshwater during watershed flooding events and reduce the potential for riverine flooding along Manchester Avenue. The proposed restoration actions are relevant to the County's CZ because they will change the riverine and coastal flood levels within the east basin of San Elijo Lagoon Ecological Reserve. Increased tidal influence will likely increase coastal flood risk by allowing extreme high tides to propagate farther upstream, while reduction in flow constrictions will likely decrease riverine flood risk by reducing impoundment and ponding of freshwater discharge.

3.2.3 Shoreline Change

a. *Historical Shoreline Change*

Shoreline change is a complex process that can occur on a variety of time scales, ranging from individual storm events to multi-decadal climatic cycles, and can result in either retreating or advancing shorelines. Short-term shoreline change generally consists of episodic, storm-induced erosion or human alterations (e.g., beach nourishments or placement of coastal protection or sand retention structures). Long-term shoreline change is typically facilitated by natural or human-induced changes in sediment budget, longshore and cross-shore sediment transport, wave climate, SLR, surface runoff, and groundwater processes (Hapke et al. 2006; Hapke and Reid 2007). The USGS National Assessment of Shoreline Change estimated historical rates of change along sandy and cliff shorelines in Encinitas, Cardiff, and Solana Beach. Results indicated that shorelines remained fairly stable over the long term (1887–1998) but moderately erosional over the short term (1972–1998).

¹ Effects of climate change on riverine flood hazards include changes in storm characteristics such as magnitude, intensity, and duration.

b. Future Shoreline Changes

While historical rates of shoreline change can be estimated from careful measurements of aerial photographs and topography changes, no standard methodology exists to predict future rates of shoreline change. Coastal engineers apply a variety of methods and techniques to incorporate the effects of SLR on shoreline response. The simplest approach is to project historical rates of shoreline change into the future; however, there is broad consensus among scientists that SLR will increase the rate of shoreline retreat above historical values. Uncertainties in future management scenarios further complicate future projections of shoreline change. The U.S. Geological Survey (USGS) recently completed a study of long-term shoreline evolution in southern California for sandy beaches and bluffs using the Coastal Storm Modeling System (CoSMoS). Initial future shoreline positions corresponding to SLR scenarios of 0.5 meter (1.6 feet), 1.0 meter (3.3 feet), 1.5 meters (4.9 feet), and 2.0 meters (6.6 feet) are available for public use. Additional scenarios will be available at the end of 2016.

Shoreline change within San Elijo Lagoon Ecological Reserve will occur due to the increased extent of tidal influence as a result of SLR and the proposed restoration actions. The tidally influenced footprint of the lagoon will increase gradually over time as high tides reach higher elevations and the lagoon expands. These potential shoreline changes within the lagoon are discussed here for context and are not anticipated to impact the County's CZ.

3.2.4 Water Quality

a. Saltwater Intrusion

Saltwater intrusion into aquifers can occur when freshwater aquifers have a direct connection to the ocean or other saltwater source (such as a lagoon or estuary system). The extent of saltwater influence within freshwater aquifers depends on the balance between dense saltwater intruding from the ocean side and the characteristics of the freshwater aquifer, including subsurface geology, elevation of the water table, volume and rate of groundwater withdrawal, and rate of recharge.

The extent of saltwater intrusion into a freshwater aquifer is affected by the relative difference between water levels in the ocean and the aquifer. Typically, groundwater elevations are higher than mean sea level and groundwater flows toward the coast, effectively blocking intrusion of saltwater into the aquifer. When the relative difference between the ocean and the groundwater level decreases—due to drawdown of the aquifer by pumping, or raising of mean sea level due to SLR—the interface between saltwater and freshwater can move inland. Once saltwater intrudes into a freshwater aquifer, it can be very difficult and costly to remove.

San Elijo Lagoon is underlain by the San Elijo Valley Groundwater Basin, which has been identified as a potential source of potable water. The basin comprises a surface alluvial aquifer directly underlying the lagoon and a deeper aquifer. The basin is unconfined and exchange occurs between the aquifer and the overlying lagoon and adjacent ocean waters. Natural recharge of the alluvial aquifer is primarily through percolation from Escondido Creek. Infiltration from direct precipitation and agricultural and residential uses contributes additional recharge (DWR 2004).

Increased tidal exchange and shifts in salinity regime that would occur as a result of SLR and proposed restoration actions are not predicted to cause a substantial change in conditions that influence groundwater quality and/or recharge characteristics within the County's CZ (although seawater intrusion may impact the groundwater basin in the area west of I-5). The groundwater aquifer is at depths substantially lower than the alluvial aquifer directly underlying the lagoon and exchange between the lagoon and groundwater is believed limited to the alluvial aquifer (San Elijo Lagoon Conservancy 2016).

b. Coastal Water Pollution

Potential effects of SLR on coastal water pollution are typically the result of failure of wastewater infrastructure as a result of exposure to erosion and flood conditions. AECOM did not identify any critical wastewater infrastructure exposed to SLR impacts within the County's CZ, thereby concluding that increased risk of coastal water pollution as a result of SLR is minimal.

3.3 Potential Risks for Sea Level Rise to Coastal Resources and Development

In addition to direct exposure to coastal flooding and erosion as a result of SLR, coastal communities may also be at risk of, and indirectly affected by, impairment of critical infrastructure and services. Within the County's CZ, SLR impacts could directly damage, destroy, or temporarily interrupt critical infrastructure including roads and water, wastewater, and power supply systems. Temporary or permanent loss of such facilities would have indirect, but serious, impacts to coastal residents. This section evaluates direct and indirect impacts² to:

- Existing and planned development, including residential and commercial property
- Vulnerable public facilities, such as schools, post offices, libraries, or community centers
- Critical infrastructure, including transit, water and wastewater, and power
- Public access, including beaches, recreation areas, and coastal trails
- Environmentally sensitive habitats and sensitive marine species, such as seals and sea lions and sensitive coastal bird species

The County's CZ is generally located landward and upland of coastal oceanographic processes that are typically evaluated as part of a SLR vulnerability and risk assessment, such as waves, tides, storm surge, coastal storm erosion, and long-term shoreline change. Discussion of physical SLR impacts will therefore be limited to the upstream reaches of San Elijo Lagoon at the confluence of Escondido and La Orilla Creeks, where portions of the County's CZ have the potential for exposure to SLR impacts.

² Residents of the County's Coastal Zone (CZ) rely on critical infrastructure that is located outside of the study area (for example, power and wastewater treatment facilities). Sea level rise impacts to these assets were not evaluated as part of this assessment.

3.3.1 Exposure Analysis

AECOM evaluated potential risks of SLR to coastal resources and development within the County's CZ through the creation of inundation and flooding exposure maps. The mapping effort focused on the upstream reaches of San Elijo Lagoon Ecological Reserve and its boundary with the County's CZ. The inundation maps were developed using a 1-meter digital elevation model created from high-resolution coastal Lidar data obtained from NOAA. Each SLR scenario (Table 7) was combined with the estimated daily high tide (MHHW) and extreme tide (100-year tide) water levels to estimate future inundation and flooding extents within the County's CZ. The future conditions water level scenarios are shown in Table 10. The evaluated scenarios assume full tidal exchange between the lagoon and the Pacific Ocean because the exact nature of the lagoon response to SLR and proposed restoration actions is unknown. Hydrodynamic modeling conducted as part of the San Elijo Lagoon Restoration Project EIR/EIS found that all proposed restoration alternatives would increase the high tide range within the east basin of the lagoon; however, the exact response will depend on a variety of natural and anthropogenic factors. Actual future daily high tide and extreme tide elevations may be less than shown in Table 10 depending on future management and geomorphic evolution of the lagoon.

Table 10. Future Conditions Daily High Tide and Extreme Tide Sea Level Rise Scenarios

Sea Level Rise (inches)	Daily High Tide (MHHW) (feet NAVD88)	Extreme Tide (100-yr tide) (feet NAVD88)	Sea Level Rise Scenario
Existing	5.1	7.7	-
6	5.6	8.2	2030 mid
12	6.1	8.7	2030 high, 2050 mid
24	7.1	9.7	2050 high
37	8.2	10.8	2100 mid
66	10.6	13.2	2100 high

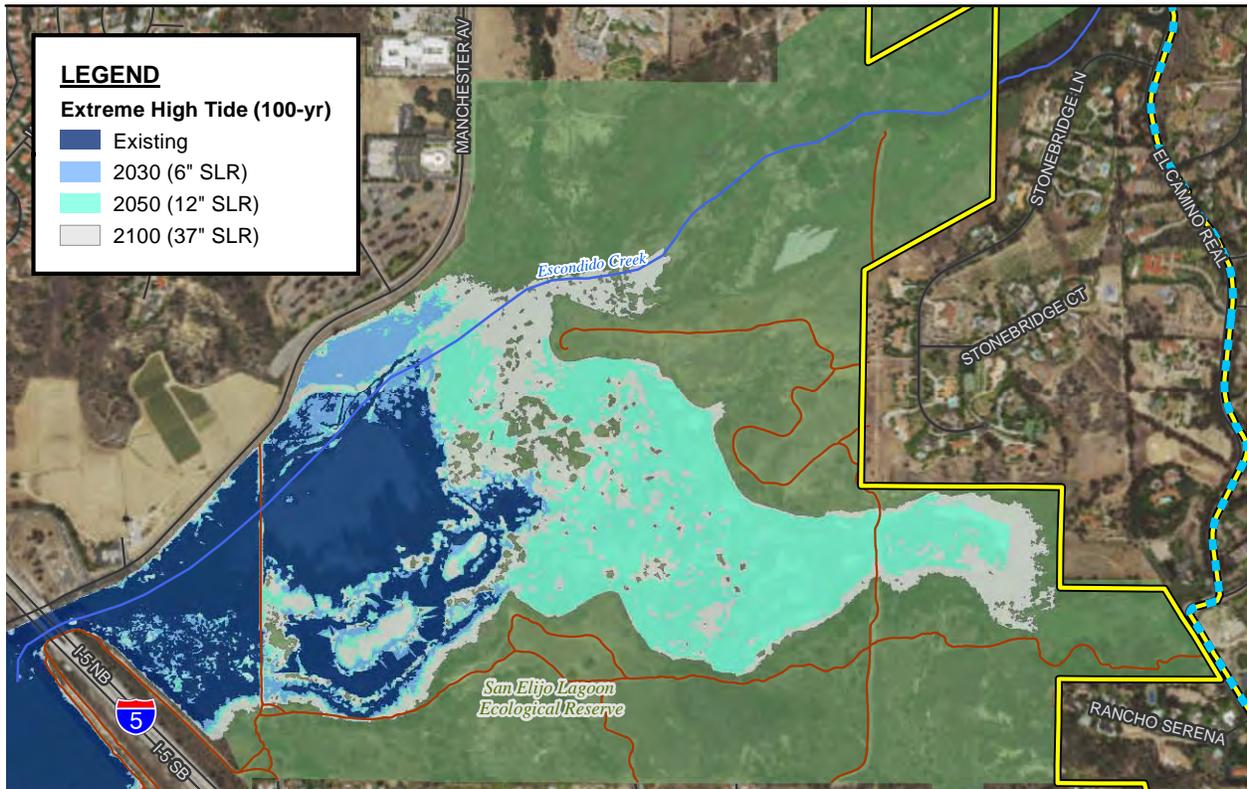
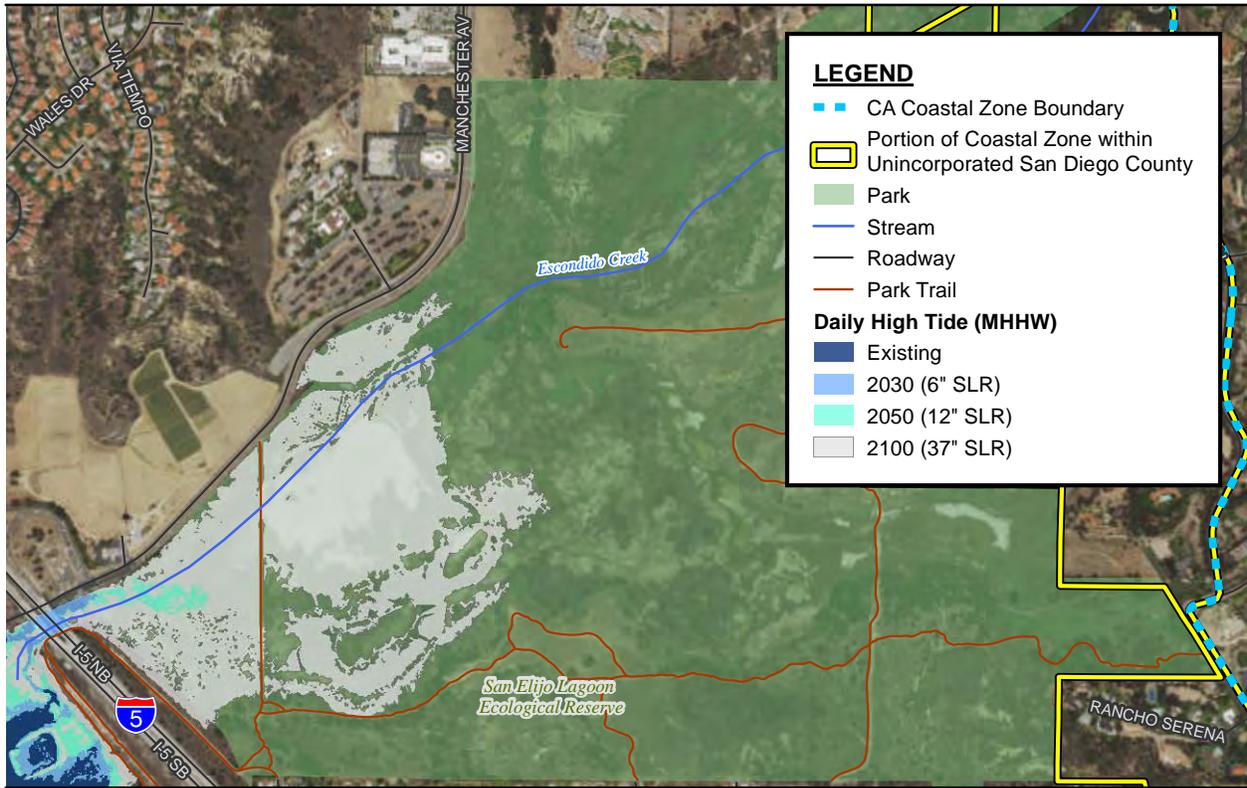
The future inundation and flooding maps for the County's CZ are shown in Figures 3-2 and 3-3, respectively, for the mid-range and high-range SLR scenarios (see NRC SLR scenarios Table 7).

AECOM also evaluated future exposure to combined coastal and riverine flooding using modeling results from the USGS CoSMoS study.³ The CoSMoS modeling results are shown in Figure 3-4.⁴ The USGS modeling evaluated combined flooding from a future conditions 100-year coastal storm event with SLR and a likely coincident riverine discharge event.⁵ The results suggest that the flow constriction at I-5 impounds freshwater discharge in the lagoon and that flood levels in the east basin do not increase as a

³ Note that the U.S. fore do not exactly align with the adopted National Research Council SLR scenarios used to produce the inundation maps presented in Figures 3-2 and 3-3.

⁴ USGS sea level rise scenarios: 50 cm (20 inches), 100 cm (39 inches), 150 cm (59 inches), and 200 cm (79 inches). The flood extents of the existing and future SLR scenarios overlap in the eastern portion of San Elijo Lagoon Ecological Reserve, indicating that SLR does not influence the extent of riverine flooding east of Interstate5.

⁵ The USGS modeling scenarios were intended to capture future flooding associated with the 100-year coastal storm event. Freshwater discharge was included in the coastal storm modeling because the same storm systems that contribute to coastal flooding are often accompanied by watershed precipitation. The return period of the freshwater discharge event modeled with the coastal storm conditions is not known and represents a best guess of the discharge that may occur coincident with the 100-year coastal storm event.



Source: SanGIS 2016; NAIP 2014; AECOM 2016.

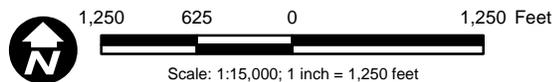
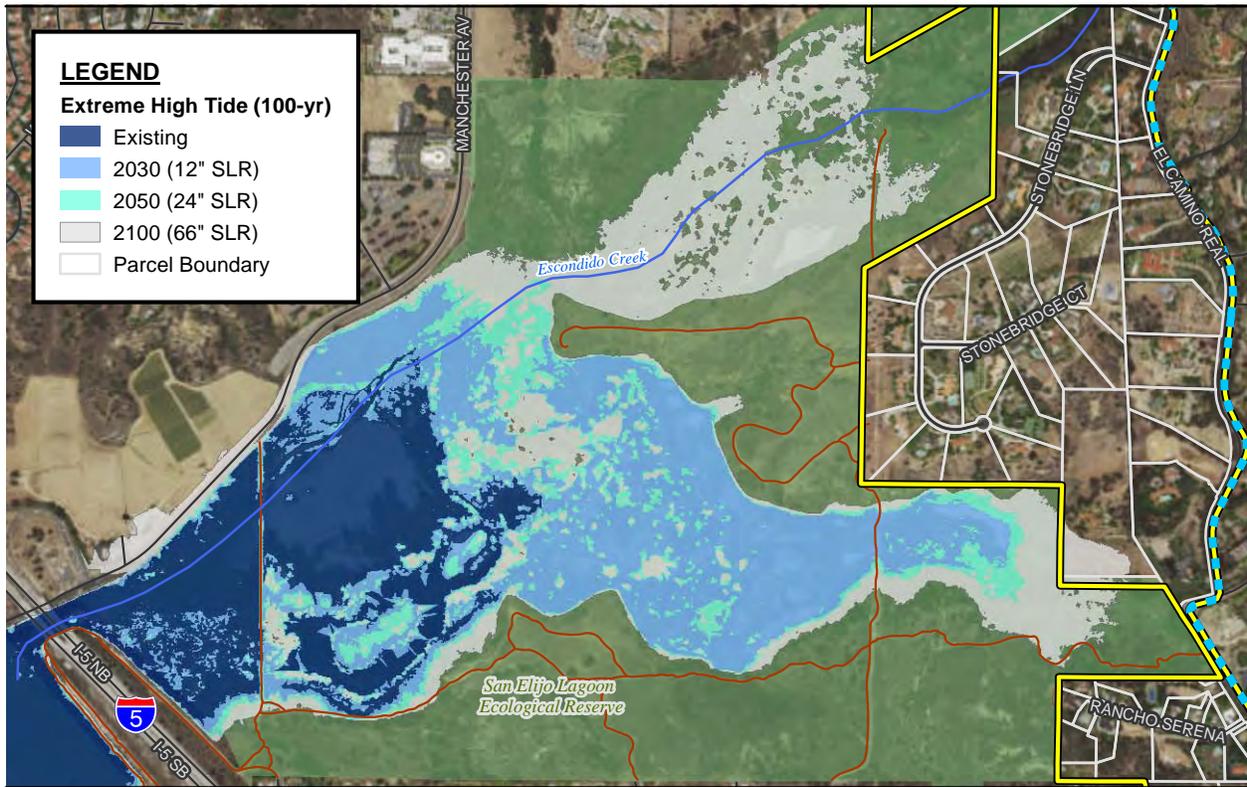
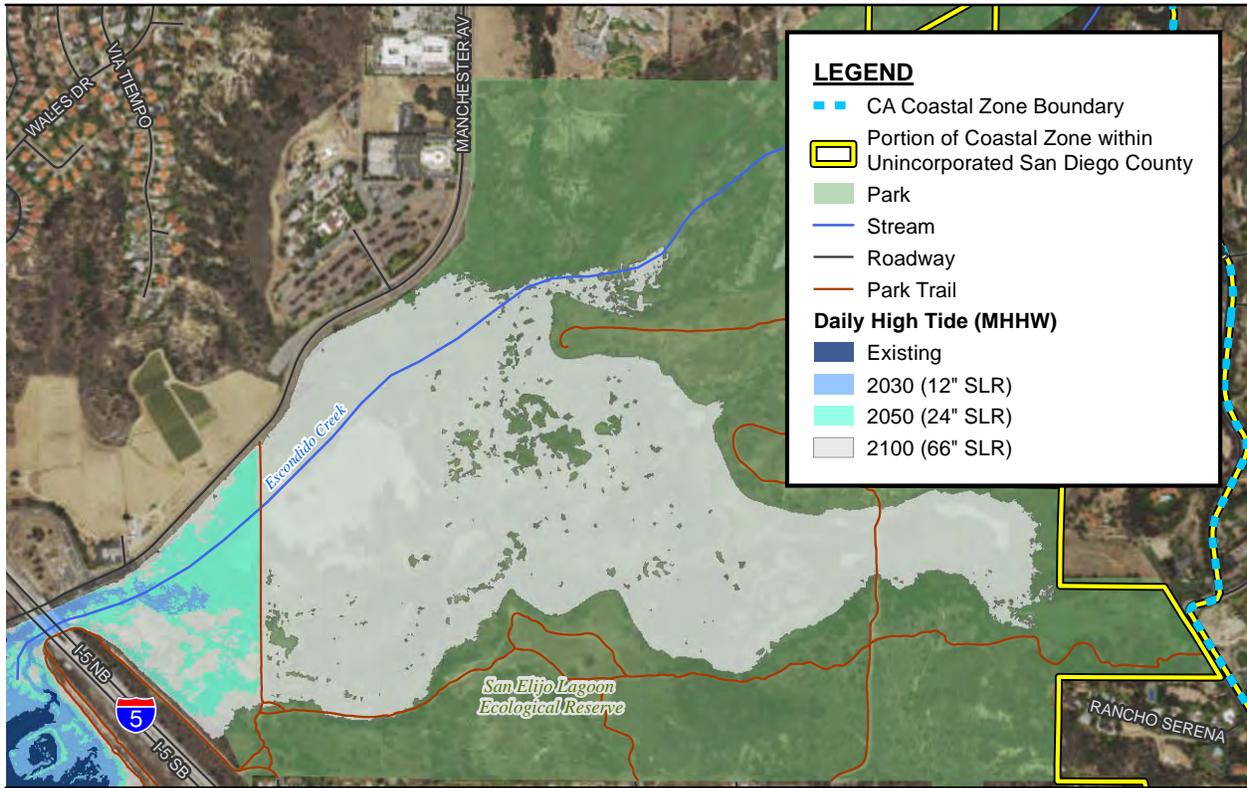


Figure 3-2

**San Elijo Lagoon Ecological Reserve
Future Inundation and Flooding (Mid-range SLR)**

Local Coastal Program Update: Existing Conditions, Vulnerability and Risk, and Key Issues Report

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Source: SanGIS 2016; NAIP 2014; AECOM 2016.

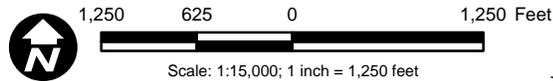
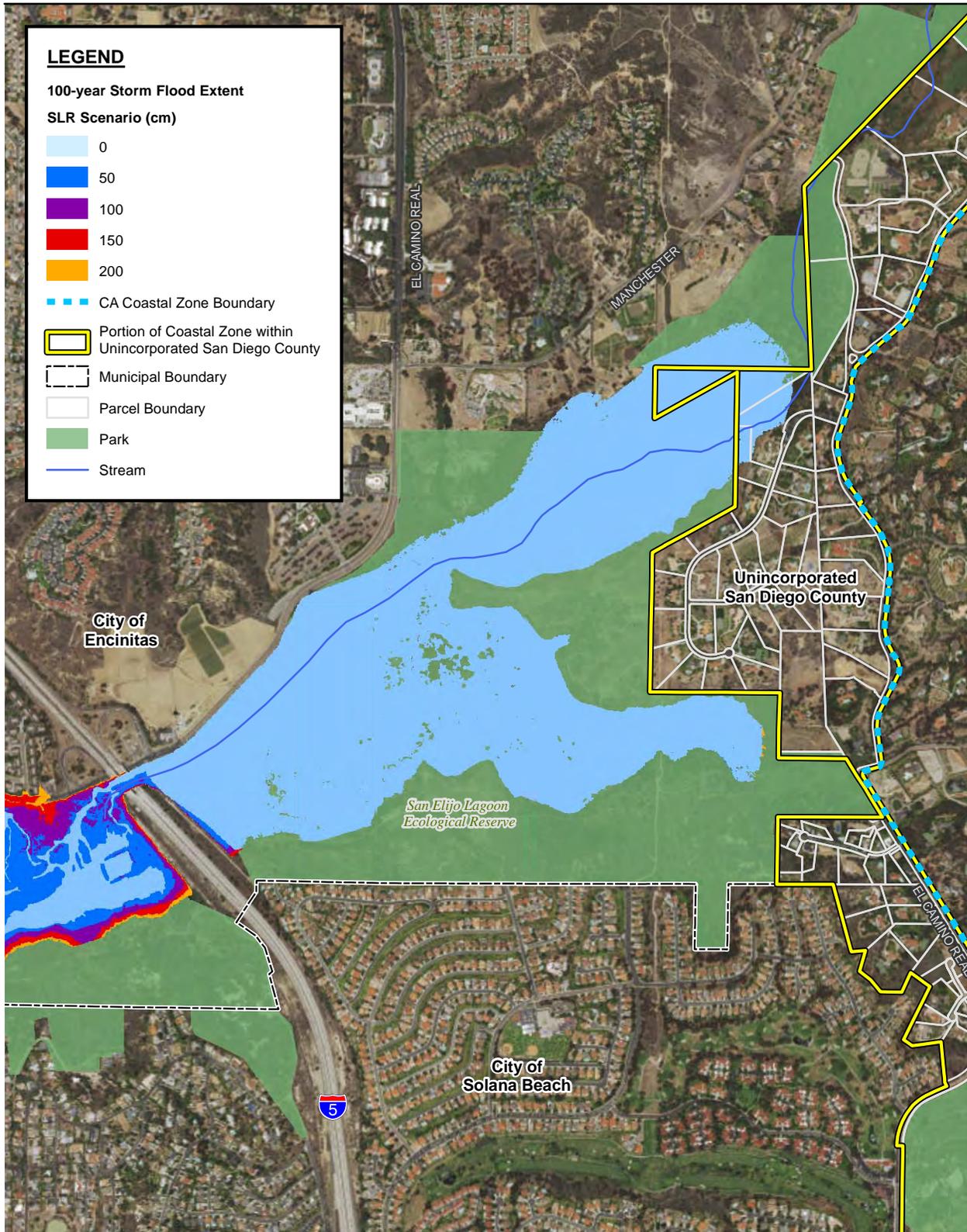


Figure 3-3

**San Elijo Ecological Reserve
Future Inundation and Flooding (High-range SLR)**

Local Coastal Program Update: Existing Conditions, Vulnerability and Risk, and Key Issues Report

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Source: SanGIS 2016; NAIP 2014.

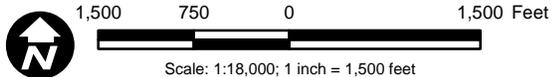


Figure 3-4
USGS CoSMoS Modeling Results within
San Elijo Lagoon Ecological Reserve

result of SLR; however, the combined effects of an extreme freshwater discharge event (e.g., 100-year discharge) and SLR were not evaluated. These findings are consistent with modeling completed for the San Elijo Lagoon Restoration Project EIR/EIS (Moffatt & Nichol 2012), which showed elevated flood levels within the east basin due to impoundment of freshwater behind the CDFW dike and I-5 embankment.

3.3.2 Resource Inventory

The full list of coastal resources and assets identified above was screened to identify those that could potentially be exposed to direct and indirect SLR impacts in the future. Potentially exposed assets were identified by overlaying the maximum flood extent for the 100-year extreme tide with 66 inches of SLR⁶ on the resource and asset inventory. Coastal resources and assets that were located within this exposure area were identified for further evaluation. The list of resources below includes those located within the County's CZ and those located immediately adjacent to the County's CZ, which may indirectly impact residents of the County's CZ (for example, transportation routes that provide access from the County's CZ to the coast):

- Existing development within the Stonebridge Community along Stonebridge Lane;
- Manchester Avenue, east of I-5 and north of San Elijo Lagoon;
- ESHAs immediately adjacent to or within the County's CZ; and
- San Elijo Lagoon Ecological Reserve trail network.

3.3.3 Vulnerability and Risk

Existing development: Existing development within the County's CZ may be exposed to coastal or riverine flood hazards under future SLR scenarios. Existing development within the County's CZ is generally located landward and upland of the extent of tidal influence, with the exception of one parcel located west of the El Camino Real-La Orilla intersection and near the limit of flooding under the 100-year tide + 66 inches of SLR scenario (Figure 3-3). In general, however, all existing development within the County's CZ is located at an elevation above the predicted future limit of riverine and coastal flooding and is not vulnerable to direct impacts of SLR.

Transportation infrastructure: No transportation infrastructure is located within the County's CZ that falls within the SLR exposure area; however, Manchester Avenue, which runs along the northern boundary of San Elijo Lagoon Ecological Reserve, provides an important transportation route from the County's CZ to I-5, Highway 101, and coastal recreation areas. The 0.4-mile-long portion of Manchester Avenue east of I-5 is at an elevation of approximately 12 feet NAVD88 and is exposed to temporary flooding under the 100-year + 66 inches SLR scenario. Flooding during such an event would inundate the

⁶ The flood extent of the 100-year extreme tide with 66 inches of SLR was used to develop the SLR exposure area because it encompassed the maximum extent of tidal flooding under the end-of-century high-range SLR scenario and covered the functional service life of existing assets.

roadway by approximately 1 foot of water for approximately 2 to 3 hours around high tide. Vehicular passage along this stretch of Manchester Avenue may be interrupted during this time and travelers may have to take an alternate route. Adaptation strategies such as elevating the roadway, construction of a low-profile floodwall, or setback of the roadway from the lagoon edge could improve the resiliency of this transportation route in the future.

Environmentally Sensitive Habitat Areas: ESHAs are discussed in Section 2.4.2 (Biological Resources) of this report, with additional information provided in Appendix B. Changes in inundation and salinity regime as a result of SLR and/or proposed restoration actions (which would increase conveyance of tidal waters to upper reaches of the lagoon) could expose some of these existing habitat areas to increasingly saline conditions. Existing wetland habitat adjacent to and downstream of the County's CZ primarily consists of coastal salt marsh along Escondido and La Orilla Creeks, although a more diverse mix of riparian, brackish, and freshwater marsh exists along Escondido Creek due to larger freshwater inflows. These existing freshwater-influenced habitats (riparian, brackish, and freshwater marsh) within San Elijo Lagoon may convert to more saline habitats such as coastal salt marsh in the future as a result of regular but infrequent flooding by saltwater caused by SLR and improved drainage of freshwater ponding due to proposed restoration actions. This would allow sensitive habitats and species to migrate inland or upland as sea level rises; however, habitat conversion within the County's CZ is not expected because its higher ground elevations are above the reach of future conditions daily high tides.

San Elijo Lagoon Ecological Reserve trail network: As mentioned in Section 2.4.5 (Recreation and Public Access) of this report, a network of trails provides public access to San Elijo Lagoon Ecological Reserve. The La Orilla trailhead near the El Camino Real-La Orilla intersection provides the only public access point to the lagoon located within the County's CZ (Figure 2-8). The trailhead is located at an elevation above 20 feet NAVD88 and is not exposed to coastal flooding under the SLR scenarios evaluated for this study; however, portions of the trail network within San Elijo Lagoon Ecological Reserve accessed from this trailhead are impacted by coastal flooding:

- North-south cross trail connecting La Orilla and Stonebridge Trails: This trail has low spots at an elevation of approximately 7–8 feet NAVD88 and is first impacted at the MHHW + 37 inches SLR scenario (daily inundation) and 100-year existing conditions scenario (temporary flooding).
- CDFW Dike/Levee Trail: This trail has low spots at an elevation of approximately 8 feet NAVD88 and is first impacted at the MHHW + 66 inches SLR scenario (daily inundation) and 100-year + 12 inches SLR scenario (temporary flooding). The proposed restoration action within San Elijo Lagoon would remove the CDFW dike so this impact is only relevant for the without-project scenario.

Trails subject to daily inundation would likely be rendered inoperable unless they were raised or elevated on a boardwalk. Trails subject to infrequent temporary flooding during an extreme tide event may require monitoring and/or more frequent maintenance but could likely remain in service except during storm events.

4 Key Issues Analysis

This section summarizes key issues that should be considered as efforts commence on the LUP and the IP. This section does not contain an exhaustive list of all the issues raised in this report; rather, it identifies the key issues that need to be considered during preparation of the LUP and IP. This section has been organized consistently with the Draft LUP Outline to allow for easy comparison between these key issues and the Draft LUP Outline.

4.1 Public Access and Recreation

- Because the County's CZ for this LCP is somewhat removed from the coast and the beach, the LCP will not address direct public access to the beach. However, improving trail connectivity from the County's CZ to the beach could indirectly improve public access to the coast. Consider policies that can help improve trail connectivity to the coast, particularly in the northern portion of the County's CZ, adjacent to San Elijo Lagoon Ecological Reserve.
- Providing trail and/or pathway connections between the existing trail network in San Dieguito Regional Park and San Elijo Lagoon Ecological Reserve, via the County's CZ, could greatly enhance public access and recreation. As work commences on the LUP, further assessment will take place regarding whether policies could be included to support this potential trail connection.
- The LCP update will ensure that low cost visitor and recreational opportunities remain available at San Dieguito Regional Park.

4.2 Environmentally Sensitive Habitats

- ESHAs were mapped as part of this report. During preparation of the LCP, policies and designations will remain protective of ESHAs, as directed by Coastal Act policies, based on the latest available scientific information and precedential decisions. Protection can also encompass buffering of ESHAs, mitigating for the allowed loss of any ESHA and following up on any mitigation or restoration to ensure success.
- Advances in ESHA protection regarding invasive species, tree trimming and landscaping, fire buffers, bird safe buildings, night lighting, noise, wind and solar energy, and climate change will be considered in the LCP update.
- Existing freshwater-influenced habitats within San Elijo Lagoon may convert to more saline habitats due to SLR and proposed restoration actions; however, habitat conversion within the County's CZ is not expected to occur due to its higher ground elevations above the reach of future conditions daily high tides.

4.3 Water and Marine Resources

- Urbanization within the Carlsbad, Escondido Creek, and San Dieguito River watersheds contributes to accelerated freshwater storm flows and year-round urban runoff, which may affect the ecological capacity of riparian systems within the County’s CZ, and the ecological capacity of downstream resources, such as San Elijo Lagoon. This is an important consideration for future development and activities within the County’s CZ.
- Improper management of steep slopes can contribute to erosion issues. One source of water quality issues in San Elijo Lagoon has stemmed from improper erosion control from nearby developments. Policies to address erosion on steep slopes will be considered as part of the LCP update.
- Updating water use policies within the LCP will be critical due to the increasing cost of water and decreasing supplies associated with recent drought conditions.
 - LCP policies related to hydromodification and storm water management will be updated to reflect the many regulatory changes in these areas since the last comprehensive update of the LCP. Measures will be identified in the LCP to protect drainage areas and to prevent siltation and pollution from storm water runoff and construction.
 - The County has adopted a Water Conservation in Landscaping Ordinance⁷ that strives to reduce the amount of imported water consumed for outdoor use. It limits the amount of water to be used in irrigation for new development and encourages the use of native species in landscaping.

4.4 Agriculture

- The LCP will need to assess whether the secondary agricultural uses that occur within the County’s CZ (such as lemon and orange orchards) are considered “Prime Agricultural Land” as defined in the Coastal Act.
- Because the County’s CZ is largely built out and current agricultural uses are largely secondary to residential uses, consider policies that support preserving existing secondary agricultural uses and encourage establishment of new secondary agricultural uses.

4.5 Scenic and Visual Resources

- The County’s CZ contains limited public viewsheds. Because of this, the LCP should identify policies to protect the viewsheds, and potentially enhance public access to these viewsheds.

⁷ Landscape Ordinance: http://www.sdcounty.ca.gov/pds/Landscape-Ordinance_Design_Review_Manual.html

4.6 Planning, New Development, and Public Works

- The LCP will need to address discovery and preservation of cultural resources. The LCP update will establish policies and standards that protect archaeological and/or paleontological resources to the maximum extent feasible.

4.7 Hazards

- Riverine flooding within the County's CZ occurs as a result of freshwater discharge during heavy precipitation events. Portions of the County's CZ are immediately adjacent to and contained within the FEMA Special Flood Hazard Area along Escondido and La Orilla Creeks. Approximately 24 parcels along Escondido Creek upstream of San Elijo Lagoon and within the County's CZ are located within FEMA's 1% (100-year) or 0.2%-annual-chance (500-year) riverine floodplain. Existing land uses in these parcels primarily consist of open space or reserve, and vacant and undeveloped land, with some residential. Adaptation strategies will need to be considered as part of the LCP update.
- Existing development within the County's CZ may be exposed to coastal or riverine flood hazards under future SLR scenarios. Existing development within the County's CZ is generally located landward and upland of the extent of tidal influence, with the exception of one parcel (residential) located west of the El Camino Real-La Orilla intersection and near the limit of flooding under the 100-year tide + 66 inches of SLR scenario. In general, however, all existing development within the County's CZ is located at an elevation above the predicted future limit of riverine and coastal flooding and is not vulnerable to direct impacts of SLR.
- Residents of the County's CZ rely on critical infrastructure located outside of the study area. There is no transportation infrastructure located within the County's CZ that falls within the SLR exposure area; however, Manchester Avenue, which runs along the northern boundary of San Elijo Lagoon Ecological Reserve, provides an important transportation route from the County's CZ to I-5, Highway 101, and coastal recreation areas. The 0.4-mile-long portion of Manchester Avenue east of I-5 is at an elevation of approximately 12 feet NAVD88 and is exposed to temporary flooding under the 100-year + 66 inches SLR scenario. Adaptation strategies such as elevating the roadway or construction of a floodwall could improve the resiliency of this transportation route in the future.
- The most recent draft of the Hazard Mitigation Plan (San Diego County 2010) identifies the variety of potential hazards that may occur within the County's CZ, including rain-induced landslide hazards, liquefaction hazards, flood hazards, fire/wildfire hazards, earthquake hazards, and dam failure hazards.

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Appendix A

Relevant County Programs and Policies for the
San Dieguito Local Coastal Program (LCP) Update

Relevant County programs and policies

This document identifies the County of San Diego's (County) existing or in-progress plans, programs, and policies that are relevant to the development of policy updates for the LCP. The existing policies that may be incorporated as part of the LCP Land Use Plan are identified where applicable. The LCP update will be consistent with the following plans, programs, and policies. Exceptions where the LCP update may produce inconsistencies with existing plans will be noted in the Existing Conditions, Vulnerability and Risk, and Key Issues Report.

1. San Diego County General Plan (August 2011)

In August 2011, the San Diego County Board of Supervisors approved the San Diego County General Plan (General Plan). This was the first comprehensive update of the General Plan since 1978. The updated General Plan is based on a set of guiding principles designed to protect the County's unique and diverse natural resources and maintain the character of its rural and semi-rural communities. It reflects an environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving each unique community within the County, agricultural areas, and extensive open space.

The General Plan directs future growth in the unincorporated areas of the County with a projected capacity that will accommodate more than 232,300 existing and future homes. This growth is targeted to occur primarily in the western portions of the unincorporated County where there is the opportunity for additional development. Compared to the previous General Plan, this update reduces housing capacity by 15 percent and shifts 20 percent of future growth from eastern backcountry areas to western communities. This change reflects the County's commitment to a sustainable growth model that facilitates efficient development near infrastructure and services, while respecting sensitive natural resources and protection of existing community character in its extensive rural and semi-rural communities. The General Plan provides a renewed basis for the County's diverse communities to develop Community Plans that are specific to, and reflective of, their unique character and environment consistent with the County's vision for its future.

1.1. Community Development Model

As part of the General Plan, the Community Develop Model identifies three Regional Categories—Village, Semi-Rural, and Rural Lands—that broadly reflect the different character and land use development goals of the County's developed areas, its lower-density residential and agricultural areas, and its very low-density or undeveloped rural lands. The Community Development Model directs the highest intensities and greatest mix of uses to Village areas, while directing lower-intensity uses, such as estate-style residential lots and agricultural operations, to Semi-Rural areas. The Semi-Rural category

may effectively serve as an edge to the Village, as well as a transition to the lowest-density category, Rural Lands, which represents large open space areas where only limited development may occur.

Most of the land within the County’s Coastal Zone (CZ) is designated as Semi-Rural and Rural; there are no Village Boundaries, Rural Village Boundaries, or Special Studies Areas that are identified within the County’s CZ as part of the General Plan. Figure 2-1 shows the Applicable Regional Categories within the San Dieguito Community Planning Area and the County’s CZ area. Table 1 provides a description of the regional categories as described in the General Plan.

The three regional categories serve as a broad set of development classifications and do not specify land uses, but rather the general regional structure, character, scale, and intensity of development. The Regional Categories allow many different land use types to be planned in a more unified, regional manner.

Table 1 – Description of Regional Categories

Regional Category	Description
Village	The Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned. Typically, Village areas function as the center of community planning areas and contain the highest population and development densities. Village areas are typically served by both water and wastewater systems. Ideally, a Village would reflect a development pattern that is characterized as compact, higher density development that is located within walking distance of commercial services, employment centers, civic uses, and transit (when feasible).
Semi-Rural	The Semi-Rural category identifies areas of the County that are appropriate for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities. Semi-Rural areas often function as a transition between the Village and Rural Lands categories, providing opportunities for development, but without the intensity and level of public services expected in Villages and with design approaches that blend the development with the natural landscape. Semi- Rural residential densities are derived in consideration of the physical conditions, community character, and availability of public services, roads, and other infrastructure. Higher densities within the allowable range should be located near Village areas, while lower densities should be located near Rural Land areas. Site design methods that reduce on-site infrastructure costs and preserve contiguous open space or agricultural operations are encouraged.
Rural	The Rural Lands category is applied to large open space and very-low-density private and publicly owned lands that provide for agriculture, managed resource production, conservation, and recreation and thereby retain the rural character for which much of unincorporated County is known. Rural areas are not appropriate for intensive residential or commercial uses due to significant topographical or environmental constraints, limited access, and the lack of public services or facilities.

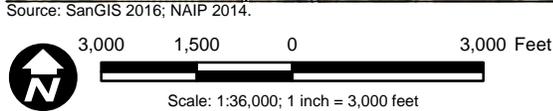
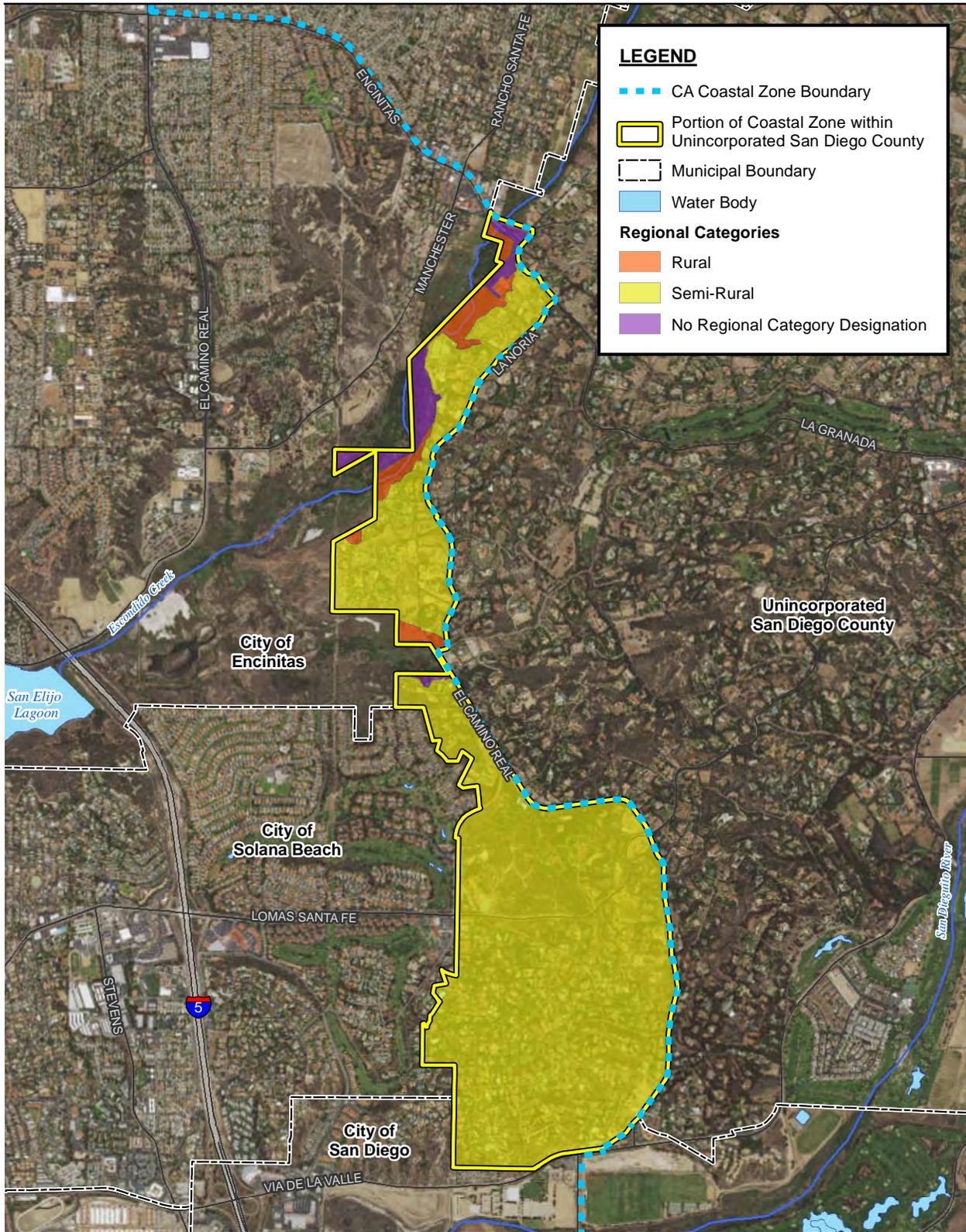


Figure 2-1
Applicable Regional Categories

1.2 Land Use Designations

The General Plan guides the intensity, location, and distribution of land uses in the County’s CZ by identifying land use designations. Land uses with the General Plan are organized through a two-tier hierarchy, which includes Regional Categories (Tier 1) and Land Use Designations (Tier 2). The Regional Categories that apply to the County’s CZ are described below in Table 2.

The Land Use Designations that apply to the County’s CZ include only some of the Land Use Designations included in the General Plan at large. Land within the County’s CZ is primarily designated as Semi-Rural Residential (SR-2). The remaining land within the County’s CZ is designated as Rural Lands (RL-20), Open Space (Conservation), Open Space (Recreation), and small pockets of Office Professional (Semi-Rural) and Public/Semi Public Facilities (P/SP). The Land Use Designations that are applicable to the County’s CZ are described in Table 2 and shown in Figure 2-2.

The General Plan also states that: *“More specific standards may be established for each Land Use Designation to implement the goals and policies of the General Plan, through tool such as the Zoning Ordinance, to address impacts related to specific land uses or the needs of an individual community.”*

Table 2 – Applicable Regional Categories and Land Use Designations within the County’s CZ

Land Use Designation	Description
Semi-Rural Residential (SR-2)	Semi-Rural Residential (SR-2) allows a base density of 1 dwelling units (du) / 2 gross acres (for slopes less than 25%). Adjustments are made for slope-dependent properties to allow 1 du / 8 gross acres (for slopes 25% to less than 50%), and 1 du / 8 gross acres for slopes 50% or greater. Residential development within Semi-Rural areas is not typically served by municipal water systems especially where water-intensive crops such as avocado and citrus are common.
Rural Lands (RL-20)	Rural Lands 20 (RL-20) allows 1 du / 20 gross acres. Rural Lands residential designations are intended to reflect the rural agricultural, environmentally constrained, and natural “backcountry” areas of the County. Residential development within rural lands is typically not served by either municipal water and or municipal sewer systems.
Office Professional (Semi-Rural)	Office Professional (Semi-Rural) provides areas dedicated to administrative and professional services as well as limited retail uses related to or serving the needs of the primary office uses. Residential development may also be allowed as a secondary use in certain instances. The maximum intensity of Office Professional within a Semi-Rural regional category is 0.45 floor-area ration (FAR).
Open Space (Conservation)	Open Space (Conservation) is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group. Allowed uses include habitat preserves, passive recreation, and reservoirs. Grazing and other uses or structures ancillary to the primary open space use may be permitted if they do not substantially diminish protected resources or alter the character of the area. Such ancillary uses within this designation will typically be controlled by use-permit limitations. This designation is not normally applied to conservation easements within residential subdivisions on private lots.
Open Space (Recreation)	Open Space (Recreation) is applied to large, existing recreational areas. This designation allows for active and passive recreational uses such as parks, athletic fields, and golf courses. Uses and structures ancillary to the primary open space use may be permitted to enhance recreational opportunities only if they relate to the recreational purpose and do not substantially alter the character of the area.
Public/Semi-Public Facilities (P/SP)	Public and Semi-Public Facilities (P/SP) identifies major facilities built and maintained for public use, such as community service facilities. This designation may include privately owned facilities built and maintained for public use. A maximum FAC of 0.50 is permitted by this designation.

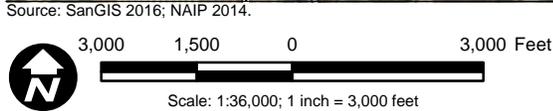
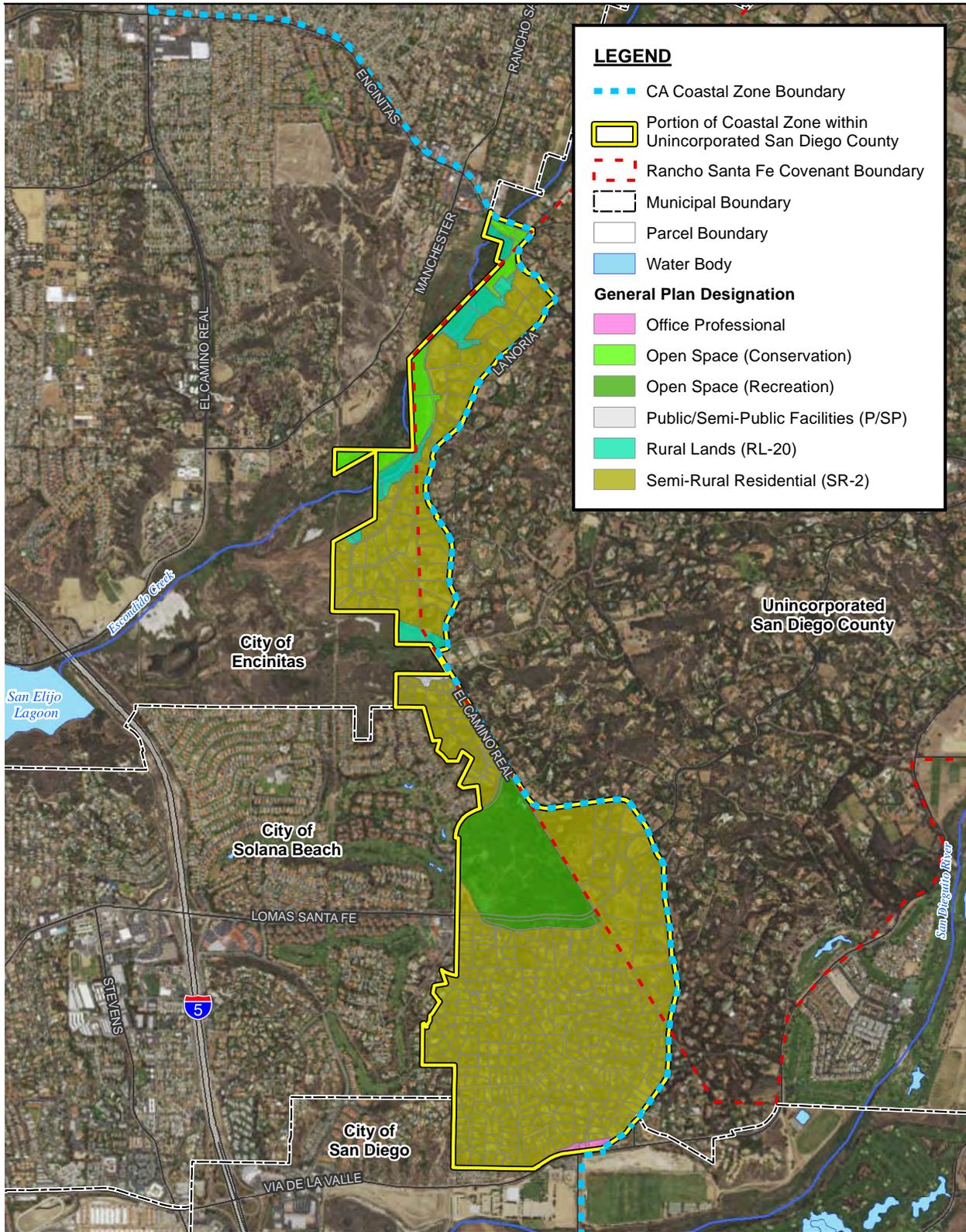


Figure 2-2
General Plan Land Uses

2. San Dieguito Community Plan (August 2011)

Community Plans identify the individual community character for each community, along with community-specific planning and design issues such as local public and fire access road networks, town center and specific area plans, and design guidelines. Community Plans, adopted as an integral part of the County's General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County.

The San Dieguito Community Plan was last updated in August 2011 concurrently with the General Plan. The Land Use section of the Community Plan states that the policies and recommendations in the Community Plan should "necessarily maintain a reasonable consistency with the goals and policies of the Land Use Element of the General Plan. The Land Use Element is designed to carry out the Regional Growth Management Plan."

The Community Plan for the San Dieguito Planning Area identifies many subareas, and where applicable, identifies specific policies for each. The County's CZ overlaps with only some of the subareas identified in the Community Plan. Community Plan subareas that existing within the County's CZ consist of:

- The western portions of the Rancho Santa Fe Covenant (indicated in Figure 2-2) and the Stone Bridge communities in the northern portion of the County's CZ; and
- The Sun Valley and Vicinity subarea, which dominates the southern portion of the County's CZ.

2.1 Specific Plans in the San Dieguito Community Plan

There are twelve Specific Plans that have been adopted throughout the San Dieguito Planning Area. However, none of the specific plan areas are located within or immediately adjacent to the County's CZ.

The Covenant of Rancho Santa Fe

The design of Rancho Santa Fe was based on a concept that had its origins in the English countryside. The roads, laid-out by A.L. Sinnard, were given a winding, rural appearance that tends to discourage high speeds and through traffic. The Rancho Santa Fe Association, a homeowners association, was formed as a non-profit corporation on July 14, 1927. The association adopted a Protective Covenant that utilized deed restrictions to maintain community style. This Protective Covenant sets forth detailed building, land use, and subdivision requirements. The Association operates and maintains a golf course, tennis courts, playing fields, and riding and hiking trails for the sole benefit of its members, the property owners within the Covenant. As it exists today, the Rancho Santa Fe Covenant area covers approximately 6,720 acres, all within the San Dieguito Community Plan Area. This area contains approximately 1,900 residential building sites with very few remaining unimproved. Build-out population is estimated at 8,200 residents.

Architectural Design Guidelines were prepared by the Association in 1986 and are intended to assist property owners, architects, and contractors in their understanding of the Protective Covenant and

the Association Regulations by providing a set of parameters for the preparation of architectural drawings and specifications.

The Covenant area was also designated as a California State Landmark in 1982 in recognition of its history and unique development pattern. Subsequently, in 2004, the State of California amended the existing landmark status to include a Cultural Landscape Amendment, which recognizes the history and evolution of the six different Component Landscapes that make up the Covenant.

Outside of the Covenant of Rancho Santa Fe are a number of subdivisions that are considered an integral part of the public community of Rancho Santa Fe. These subdivisions, which comprise about 1,800 acres, include Hacienda Santa Fe, Rancho Del Lago, Rancho Cielo, Rancho Santa Fe Groves, Rancho La Cima, South Pointe Farms, Rancho Santa Fe Highlands, Rancho Del Rio, Horseman's Valley, Stone Bridge, Rancho Serena, and Whispering Palms. Only the subdivisions of Horseman's Valley, Stone Bridge, and Rancho Serena are located within the County's CZ.

These areas have many geographic, topographic, and socioeconomic characteristics in common with the Rancho Santa Fe area as evidenced through various studies conducted by the Rancho Santa Fe Association and Local Agency Formation Commission (LAFCO). In addition, nearly all of these perimeter subdivisions have comprehensive deed restrictions (CC&Rs) similar to that of the Rancho Santa Fe Covenant area, along with active art juries or architectural review committees directed by community associations with elected boards of directors. Most architectural styles, material quality, home size, and lot sizes are comparable to the core covenant area.

The Community Plan identifies the following policies specific to the Rancho Santa Fe area:

1. Preserve the unique visual character and landscape features of the Covenant area.
2. Require that development be compatible with the historic development patterns and California State Landmark designation.
3. Apply a maximum density of 10.9 dwelling units per acre and floor-to-area ratio (FAR) of 0.7 to the Village Core Mixed Use area within the Covenant. These or more restrictive standards shall also be reflected in the zoning for properties subject to the Village Core Mixed Use designation.
Note: This does not apply to the LCP because the Village Core Mixed Use area within the Covenant is not within the County's CZ.
4. Require lot sizes within the Residential areas of the Covenant of Rancho Santa to be preserved at 2.86 acres and 2 acres, in zoning and through discretionary actions, as shown in Figure 3 in the San Dieguito Community Plan.

Sun Valley

The Sun Valley and vicinity area within the Community Plan is composed of a number of homeowners associations and other residentially subdivided land located between the incorporated cities of Solana Beach and Encinitas; the City of San Diego; and the covenant area of the Rancho Santa Fe Association.

When Solana Beach incorporated in 1985, the Sun Valley and vicinity area was purposely excluded because the residents felt that they had more in common with the rural areas to the east. Hoping to maintain and enhance the rural aspects of their neighborhood, citizens from the area formulated a report describing those elements that give their neighborhood its unique character. The report also included recommendations on how these qualities might be preserved.

This area is generally characterized as being quiet, peaceful, serene, and scenic. Those elements that the residents feel are essential to the maintenance of their highly desired, peaceful rural unique character are:

- Rural residential lots
- Dark night-time skies
- Slow speed, narrow meandering country-like roads without curbs, gutters, or sidewalks
- Equestrian trails co-mingling with the roads through the neighborhood
- Abundant mature landscape
- Abundant open space

The wooded corridor that Sun Valley Road follows from Linea del Cielo south toward Via de La Valle is a valuable visual resource. The absence of urban-type improvements like curbs, gutters, and sidewalks help give the narrow, meandering roads a country-like appearance.

Sun Valley is composed of large estate residential lots situated along the northwestern hillsides of feeder valleys into the San Dieguito River Valley. Sun Valley retains a more rural character due to strong enforcement of “dark sky” policies; abundant mature landscaping; country-like roads without curbs, gutters, and sidewalks; equestrian trails co-mingling with the roads; and abundant open space.

Low noise levels are a unique quality of this area, which significantly enhances its character. Narrow, low-speed roads are a primary factor in keeping noise at a minimum. The combination of low noise levels, dark night sky, and abundant open space clearly distinguishes this area from the urbanized development to the west (outside of the County).

2.2 General Development Policies in the San Dieguito Community Plan

Community Character Goal: *Provide for the orderly development of the San Dieguito Planning Area while maintaining the identities of historically established neighborhoods and preserving a more rural environment.*

1. Perpetuate the present state of rural residential living in the San Dieguito Plan Area.
2. Utilize the open spaces provided by low-intensity land uses to separate distinct neighborhoods and utilize low-density development graduated toward urban growth.
3. Establish and maintain San Dieguito as an economically and socially balanced community while ensuring that development is gradual, orderly, and in harmony with the existing environment.

4. Ensure the adequate provision of such amenities as quality education programs, parks, and recreation programs that meet the needs of all the residents of the plan area.
5. Encourage the preservation and enhancement of the natural features located within the San Dieguito Plan Area.
6. Encourage high standards of design, materials, and workmanship in all construction.
7. Signs shall be regulated to prevent any adverse impact upon the basic character of the community or on property values.
8. Heliports or heli-stops are incompatible with the character of the San Dieguito Planning Area. Also, helicopter flights over the plan area shall be restricted to only those necessary in emergency situations.
9. In reviewing proposed development, the County shall consider such criteria as:
 - a. Site topography and protection of steep slopes;
 - b. View orientation and view protection of adjacent properties;
 - c. Natural site amenities such as trees, bluff, rocks, and natural drainage channels;
 - d. Access to the proposed residence;
 - e. Protection of ridgelines, and
 - f. Preservation of dark skies.
10. The design of a building must be reasonably appropriate to its site, and harmonize with its surroundings.

2.3 Land Use Policies in the San Dieguito Community Plan

General Land Use Goal: *Provide for a distribution of land uses that is compatible with the existing character of the community and preserves the rural nature as it transitions to surrounding jurisdictions.*

1. Prohibit "leap frog" development as it will unnecessarily increase the costs of providing public services and facilities.
2. Ensure that development takes place in a coordinated, integrated fashion that is compatible with the rural, scenic qualities of the area.
3. Include this plan and Del Dios community representation in any future planning process.
4. Investigate the creation of a permanent planning committee with representatives from all surrounding jurisdictions and communities to develop a master plan for the entire Lake Hodges viewshed to prevent piecemeal development.

Note: This does not apply to the areas within the County's CZ since they are not anticipated to be included in the Lake Hodges viewshed.

Residential Land Use Goal: *Enhance the present living environment while accommodating gradual residential development that harmonizes with the natural environment.*

Findings: Residential uses should continue to dominate in San Dieguito, with Semi-Rural Residential as the primary residential form. Rancho Santa Fe and those areas in the general vicinity of Sun Valley are largely built out.

1. Permit flexibility in improvement requirements in areas where the minimum lot size is greater than or equal to 1 acre.
2. Except within the Covenant of Rancho Santa Fe, site designs should emphasize the clustering of dwelling units in order to improve upon the amount and character of usable open space.
3. New and existing residential development should provide street landscaping and underground utilities.
4. Encourage the development of recreational uses in non-subdivided areas, so as to separate such uses away from existing residential uses.
5. Require compliance with community road design guidelines and discourage curbs, sidewalks, and gutters; and minimize street lights consistent with safety needs in keeping with the rural character of the area.
6. Encourage preservation of the character of historic dwellings.
7. Encourage the upgrading of existing residences, while discouraging increased residential development.

Commercial Land Use Goal: *Provide for well-designed and located commercial areas that are compatible with the character of the community.*

Findings: The two largest commercial districts located within the San Dieguito community are the Village of Rancho Santa Fe and the 4S Ranch Commons Town Center, both of which are outside of the County's CZ. Within the County's CZ, there are some mixed, office, and general commercial uses at the intersection of Via de la Valle and De la Valle Place. The surrounding neighborhoods do not support further expansion of commercial uses because it would detract from the rural character of these areas.

1. Design and construct all commercial areas with sufficient off-street parking and loading facilities.
2. Upgrade existing commercial areas through cleanup, landscaping, beautification, and utility undergrounding, and by providing additional parking in areas that have a proliferation of substandard parking lots.
3. Provide landscaping for new shopping areas and commercial buildings so that they blend with the surrounding neighborhood.
4. Provide landscape screening for any unsightly commercial uses.

5. Provide neighborhood shopping and service centers to satisfy the daily needs of adjacent neighborhoods and locate them in areas with easy, safe pedestrian and bicycle access.
6. Cluster commercial uses and discourage strip commercial development.
7. Protect areas designated as commercial from encroachment by incompatible non-commercial uses.
8. Provide a commercial land use pattern that will offer the opportunity for a diversity of commercial types, thereby supplying the community with a broad economic base.
9. Maintain a proper balance between acreage of commercial land and population served.
10. Ensure that additional commercially designated land will be provided only when existing commercial land has been developed, is approaching full use, and there is a demonstrated need for commercial growth in San Dieguito due to residential growth.
11. Consider commercial uses in adjacent urbanized areas when determining the need for additional or expanded commercial uses within San Dieguito.

Agricultural Land Use Goal: Maintain and enhance the future of agriculture within the plan area.

Findings: According to a land use analysis by SANDAG in 2007, 5.6% or about 1,660 acres in the San Dieguito Planning Area are currently in productive agricultural use. There are also about 3,000 acres currently under Agricultural Preserve contracts. Many of these estate areas have secondary agriculture uses such as orchards and horsekeeping. Some intensive agricultural activities still exist in the San Dieguito River Valley; however, these uses are expected to give way to estate residential uses within the next 10 to 15 years. Agriculture is important to maintaining the rural character of the San Dieguito Planning Area and it is expected to continue to be a permanent feature of the estate residential areas as a secondary use.

1. Preserve and promote San Dieguito's unique horticultural crops.
2. Utilize agricultural activities, particularly tree crops, to provide visually pleasing open spaces.
3. Encourage the preservation of prime agricultural lands for high-value crop production.
4. Emphasize agriculture as one of the highest and best uses for floodplains.
5. Utilize agriculture in combination with other uses to help agriculture compete against the forces of urbanization.
6. Protect existing agricultural activities from scattered and incompatible urban intrusions.
7. Ensure the careful maintenance and upkeep of greenhouses and other agricultural accessory buildings.
8. Utilize reclaimed water for irrigation.
9. Advocate for air quality control measures that protect against agricultural crop damage.

Industrial Land Use Goal: *Ensure that future industrial development is clean, non-polluting, and will be compatible with the existing character of the community.*

Findings: There are currently 149 acres zoned for industrial uses in the San Dieguito Planning Area. This area is outside of the County’s CZ, and is entirely within the 4S Ranch Specific Plan Area, and it is adjacent to the Bernardo Industrial Park located to the east in the City of San Diego. Therefore, this section is not discussed in detail in relation to the LCP.

2.4 Circulation Policies of San Dieguito Community Plan

Circulation Goal: *Implement a transportation system that is balanced and designed to accommodate a diversity of modes. Automobile, bicycle, equestrian, pedestrian and mass transit networks should be included within the total system. It shall be constructed to include the convenient movement of people, goods, and services within the plan area, while minimizing any impacts that would detract from the natural beauty of the area and the quality of life of its citizens.*

Findings: The Mobility Element of the County General Plan depicts corridors for public mobility and access that are planned to meet the needs of existing and anticipated population of the County. The Mobility Element road network identifies road classification, improvements, and any special circumstances, such as accepting a road at a level of service (LOS) of E or F. In addition to the local public roads identified within the Mobility Element Network, there are four road segments within the County’s CZ designated as Light Collector Series. These road segments and associated improvements are shown in Table 3.

Table 3 – Mobility Element Network within the County’s CZ

Road Segment	Designation / Improvement	Special Circumstances
La Bajada / La Granada (SC 1523) <i>Segment: Rancho Santa Fe Road to Linea del Cielo</i>	2.2F Light Collector Reduced Shoulder	Accepted at LOS E/F Segment: Rancho Santa Fe Road to Paseo Delicias
Rancho Santa Fe Road <i>Segment: Encinitas city limits to La Bajada</i>	2.2F Light Collector Reduced Shoulder	Accepted at LOS E Segment: Encinitas city limits to La Bajada
La Noria / El Camino Real (SC 1522) <i>Segment: La Bajada to San Diego city limits</i>	2.2F Light Collector Reduced Shoulder	None
Lomas Santa Fe Drive (SF 1409) <i>Segment: San Diego city limits to El Camino Real</i>	2.2F Light Collector Reduced Shoulder	None

2.5 Public Safety, Services, and Facilities Policies of San Dieguito Community Plan

Public services and facilities provided for the San Dieguito Planning Area include sewer and water facilities, police and fire protection, schools, libraries, and utilities. To balance the demands without further burdening existing residents, new development should pay its proper share of the additionally required public services through the process of levying special fees for support of schools, libraries, and parks. It is the objective both to provide the necessary facilities as they are required and to ensure that the proper share of costs is paid by the new development.

Site and building standards for public facilities, and the extension of utilities, should be based upon the distribution and density of population and the use category of the land to be served. Natural and scenic sites in particular should be developed for public purposes in harmony with surrounding private uses.

Police

The Sheriff's Department provides rural police protection in most of the San Dieguito Plan Area through Master Beat 22. Coverage comes from the Encinitas substation on El Camino Real, 4S Ranch substation, and partial coverage from the Vista, San Marcos, and Poway substations. There is no quick and direct access to the majority of the area from Beat 22. Many of the estate developments within the San Dieguito Plan Area are guarded by security gates, and the Covenant of Rancho Santa Fe employs its own security patrol and primarily utilizes visibility and presence as deterrence to crime. There is a growing desire for increased police protection in Rancho Santa Fe and throughout the Plan Area.

Fire Protection

Fire protection is provided within the developed portions of the Plan Area by the Rancho Santa Fe Fire Protection District (RSFFPD). There are four existing fire stations currently within the Plan Area, with locations in the village of Rancho Santa Fe; adjacent to the Fairbanks Ranch Specific Plan Area, in the Rancho Cielo Specific Plan Area, and in the 4S Specific Plan Area. Mt. Israel and Del Dios are served by the RSFFPD and CAL FIRE. The Elfin Forest area receives exceptional fire protection service by the Elfin Forest Volunteer Fire Department. Automatic and mutual aid agreements for fire protection have been formed by 4S Ranch with the RSFFPD and the Cities of Escondido and San Diego.

Facilities

The Olivenhain Municipal Water District (MWD) and Santa Fe Irrigation District (ID) both provide service within the County's CZ. The Olivenhain MWD provides water within the northern portion of the County's CZ, including La Bajada Bridge, Stone Bridge, Rancho Serena, Horseman's Valley, and part of Sun Valley (San Diego LAFCO 2013a). The remaining areas of the County's CZ are served by the Santa Fe ID, including the Covenant of Rancho Santa Fe, and the majority of Sun Valley (except the small northern section served by Olivenhain MWD; San Diego LAFCO 2013b).

Sewer

The County's CZ is partially within the Rancho Santa Fe Community Service District (CSD), which is responsible for providing sewer service. The Rancho Santa Fe CSD serves some of the areas west of the Covenant of Rancho Santa Fe, including Rancho Serena. However, the majority of the area is not currently served by a sewer provider—including La Bajada Bridge, Stone Bridge, and Horseman's Valley. The majority of Sun Valley is also not served by the Rancho Santa Fe CSD; however, there is a small isolated area served by the Rancho Santa Fe CSD, and the remaining areas are within a LAFCO identified study area. Most of the existing developments use septic tanks.

Solid Waste Disposal

No solid waste disposal facilities are currently located within the County's CZ. Residents may contract privately with local garbage haulers and recyclers.

Utilities

San Diego Gas & Electric Company is responsible for ensuring that electrical capacity is available within the San Dieguito plan area. In addition, with the exception of possible future mains, gas service can be extended to all other areas of San Dieguito by adding to the distribution system. Such extensions would generally be made along public streets, utilizing existing franchise rights, or within existing transmission corridors.

3. Zoning

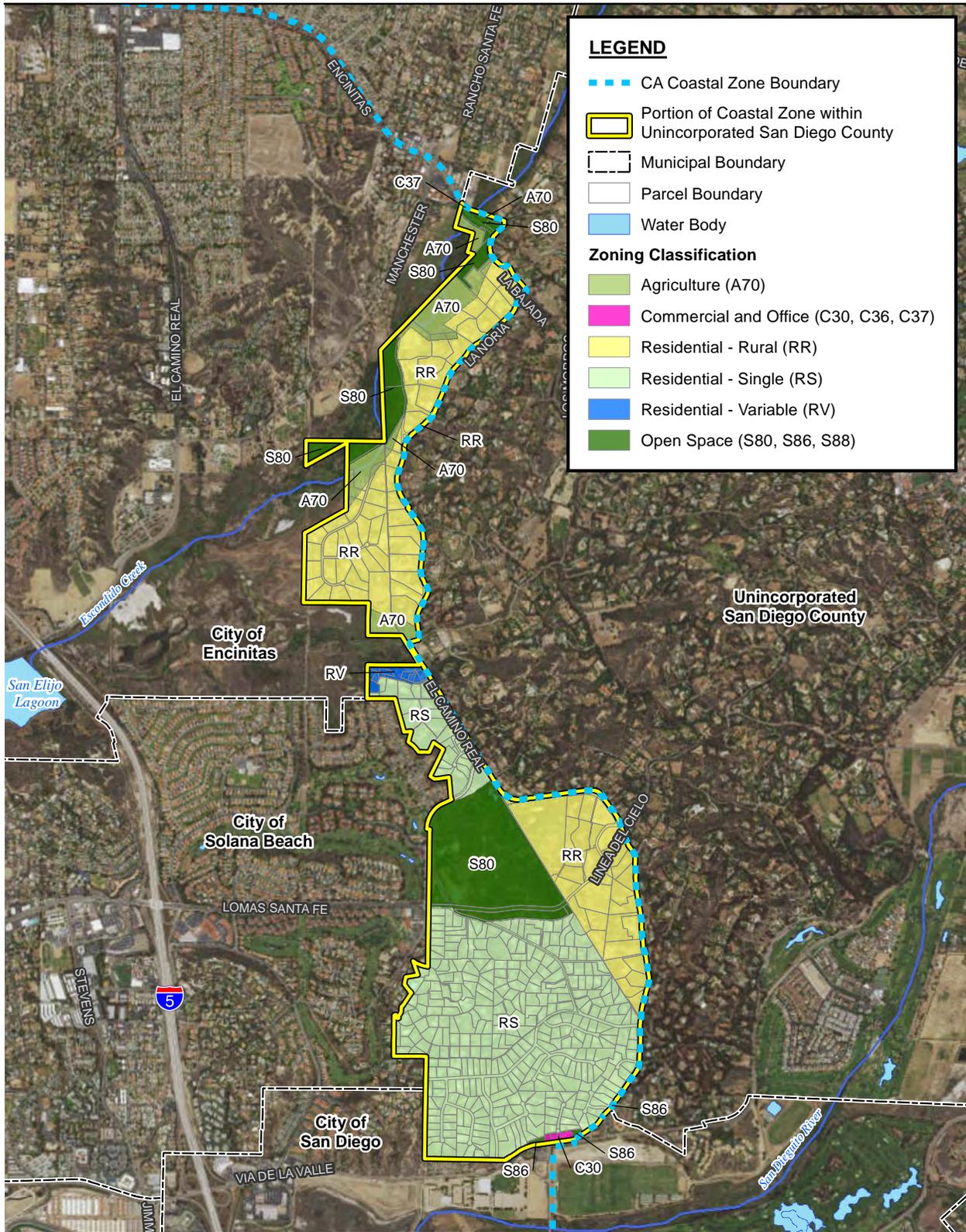
The Zoning Ordinance was adopted by the Board of Supervisors to regulate land uses in the County of San Diego. The unincorporated area is divided into zones according to the present and potential uses of the land. The Zoning Ordinance and zoning maps must be consistent with the General Plan, because they are the primary methods for achieving the objectives of the Plan. The Use Regulations found in the Zoning Ordinance provide a more detailed description of those specific activities permitted under the Community Plan Designations. The Zoning Ordinance is not the only land use regulation applicable to development of property.

The Zoning Ordinance specifies the uses permitted, lot size, density, height, building types, animal regulations, and other requirements. The Zoning Ordinance of the County of San Diego separates each of these subjects and governs each with an individual designator. The designators are found in the appropriate schedules of the Zoning Ordinance. A “zone” is the combination of the Use Regulation and the other regulations, i.e., the entire zone “box.” The Use Regulation is not the zone, but specifies the permitted uses. In most cases a dash (-) or blank space indicates that a particular designator is not used. However, in density, a dash (-) indicates the General Plan Land Use Designation shall be referred to for the maximum allowed density. Because a zone is the combination of all designators, a change in any designator requires a zone reclassification.

The applicable Use Regulations within the County’s CZ are summarized in Table 4, and shown in Figures 2-3 and 2-4. Some of the other significant designators that are applied to the Use Regulations are also noted where applicable.

Table 4 – Summary of Use Regulations in the County’s CZ

Use Regulation	Description
RS – Single Family Residential	Family residential use is the principal and dominant uses; other civic uses (essential services and fire protection) as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) are also permitted. Other uses may be permitted subject to minor or major use permit.
RR - Rural Residential	Residential areas where agricultural use is compatible with a dominant, permanent residential use is desired. Applied to areas where urban levels of service are not available and where large lots are desired. In addition to family residential, other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) are permitted. Other uses may be permitted subject to minor or major use permit
RV – Variable Family Residential	Family residential use is the principal and dominant uses; other civic uses (essential services and fire protection) as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) are also permitted. Other uses may be permitted subject to minor or major use permit.
S80 – Open Space	Land generally unsuitable for intensive development that is applied to hazard or resource areas, public lands, recreation areas, or lands subject to open space easement or similar restrictions. Allowable uses include those that have a minimal impact on the natural environment, or those compatible with hazards, resources, or other restrictions. All development requires site plan review. In addition to family residential, other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops), are permitted. Other uses may be permitted subject to minor or major use permit
S86 – Parking	Identify and create areas for automotive parking in association with another dominant land use and to create physical separation between one type of use and another, or to accommodate off-street parking requirements for commercial or industrial uses. Permitted uses include other civic uses (essential services, fire protection, and parking services), as well as commercial uses (automotive and equipment: parking). Other uses may be permitted subject to minor or major use permit
C30 – Office-Professional	Office-Professional use regulations are intended to create and enhance areas where administrative, office, and professional services are the principal and dominant use, where such uses do not involve high volumes of vehicular traffic. Typically applied near residential areas, and have a scale and appearance compatible with and complementary to adjacent residential uses, and have pedestrian as well as vehicular access. A variety of civic and commercial uses are permitted; other uses may be permitted subject to minor or major use permit.
A70 – Limited Agricultural	Primarily for agricultural crop production, with a limited number of small farm animals. Agricultural products raised on the premises may be processed. This designation is intended to protect moderate to high quality agricultural land. Permitted uses include family residential, civic uses (essential services and fire protection services) and agricultural uses (horticulture, tree crops, row and field crops, packing and processing: limited). Other uses may be permitted subject to minor or major use permit.



Source: SanGIS 2016; NAIP 2014.

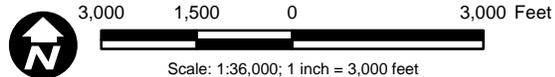
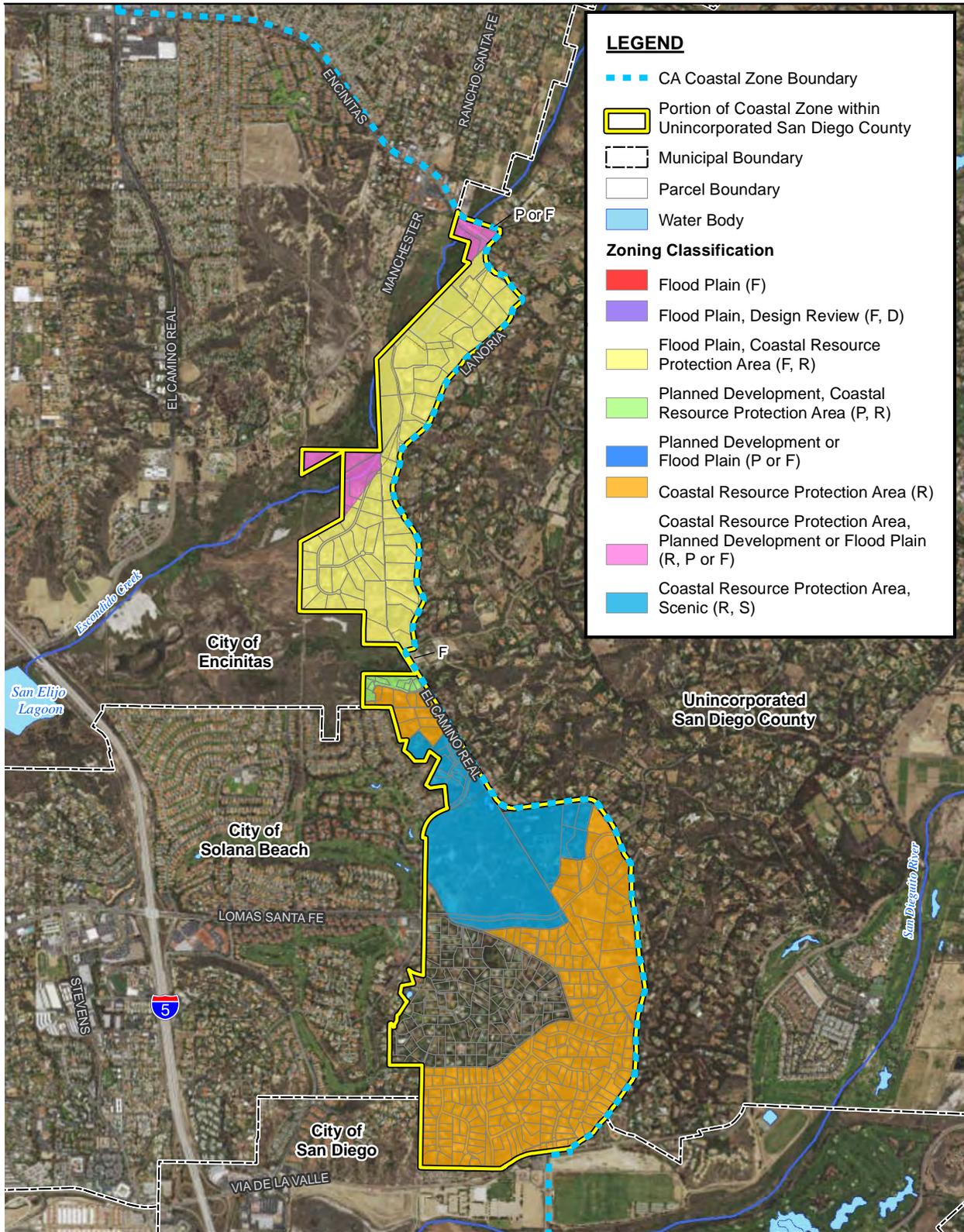


Figure 2-3
Summary of Use Regulations

Local Coastal Program Update: Existing Conditions, Vulnerability and Risk, and Key Issues Report

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Source: SanGIS 2016; NAIP 2014.

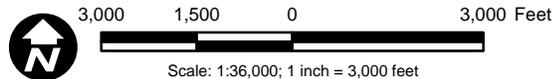


Figure 2-4
Special Zoning Designations

In addition to the Use Designations, the Zoning Ordinance specifies the, lot size, density, height, building types, animal regulations, and other requirements. In general, zoning within the County's CZ also requires large lots with large setbacks for residential uses. In addition, building heights are limited to 30 or 35 feet, and two stories. Some of the parcels within the County's CZ have additional special regulations that are tailored to special circumstances. These special designations within the County's CZ include, but are not limited to, Flood plain, Coastal Resource Protection Area, and Scenic.

4. Other Relevant Plans and Policies

The County's regulatory programs for stormwater are established in County ordinances, principally the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO), at County Code sections 67.801 et seq. The WPO defines the requirements that are legally enforceable by the County in the unincorporated parts of the County.

On May 8, 2013, the San Diego Regional Water Quality Control Board (Regional Board) adopted a new Municipal Stormwater Permit (National Pollution Discharge Elimination System Permit, No. R9-2013-0001), and subsequently adopted R9-2015-0001 on February 11, 2015, which amended the order. This Permit mandates that the County of San Diego develop new and updated Runoff Management Plans and Programs, including Water Quality Improvement Plans and a Jurisdictional Runoff Management Program. These documents were submitted to the Regional Board on June 26, 2015. Permit requirements are generally implemented in the unincorporated County under authority of the WPO.

On May 13, 2015, the County Board of Supervisors adopted the WPO, which is updated to reflect current Stormwater Permit requirements. The WPO became effective June 12, 2015.

On November 18, 2015, the Regional Board amended the 2013 Municipal Separate Storm Sewer System (MS4) Permit (Order No. R9-2015-0100) to make minor permit revisions and to enroll south Riverside County Copermittees. The amended MS4 Permit, like all previous iterations, requires the County to establish and maintain adequate legal authority to implement all updated MS4 Permit provisions. The WPO, is being amended to ensure that it is current with the minimum requirements of the recently amended MS4 Permit.

On January 6, 2016, the County Board of Supervisors considered the adoption of amendments to the WPO needed to bring it into conformance with the current MS4 Permit to include updating terminology and definitions related to land development priority development projects (PDPs), removal of outdated sections, minor updates to discharge prohibitions, and the incorporation of an optional program to allow development projects to satisfy some of its stormwater compliance obligations at off-site locations. The amended WPO will become effective on February 26, 2016.

In addition to the updated WPO, the County has produced a number of reports and plans that also assist with stormwater pollution prevention, including:

- Hydromodification Management Plan: The need to address hydromodification and its influence on water quality is included in the San Diego Regional Water Board Order R9-2007-001, Provision D.1.g of California Regional Water Quality Control Board San Diego Region Order R9-2007-0001, which requires the San Diego Stormwater Copermittees to implement a

Hydromodification Management Plan (HMP) “...to manage increases in runoff discharge rates and durations from all Priority Development Projects, where such increased rates and durations are likely to cause increased erosion of channel beds and banks, sediment pollutant generation, or other impacts to beneficial uses and stream habitat due to increased erosive force.” To address this permit condition, the Copermittees, represented by the County of San Diego, proceeded with developing an HMP that meets the intent of the Permit Order. The permit requires the Copermittees to develop an HMP for all PDPs, with certain exemptions. The HMP must develop standards to control flows within the geomorphically-significant flow range. Supporting analyses must be based on continuous hydrologic simulation modeling. As required by Permit Order No. R9-2007-0001, each Copermittee shall incorporate and implement the HMP into the Standard Urban Storm Water Mitigation Plan (SUSMP) and implement the HMP for all applicable PDPs by January 14, 2011. PDPs are required to implement hydromodification mitigation measures so that post-project runoff flow rates and durations do not exceed pre-project flow rates and durations where such increases would result in an increased potential for erosion or significant impacts to beneficial uses.

- Low Impact Development Handbook: The County’s Low Impact Development (LID) Handbook integrates the most current research on LID implementation in San Diego County. The LID Handbook includes requirements in the County’s Standard Urban Stormwater Mitigation Plan (SUSMP), HMP, and seamlessly integrates stormwater pollution prevention standards. All LID facilities designed to meet PDP requirements shall be sized according to County of San Diego SUSMP guidelines.
- Stormwater Urban Mitigation Plan (SUSMP) for Development Applications: SUSMP requirements only apply to projects that have received Prior Lawful Approval (PLA) before February 26, 2016. Projects without PLA on or after February 26, 2016, will be subject to the requirements of the County BMP Design Manual. The SUSMP is intended to help implement one part of the County’s Stormwater Program. The SUSMP only addresses land development and capital improvement projects. It is focused on project design requirements and related post-construction requirements, not on the construction process itself.
- Grading Ordinance: All grading within the County of San Diego must be completed in accordance with approved plans and permits. A grading permit is required if an excavation or fill is less than 8 feet in vertical height or does not result in the movement of more than 200 cubic yards of material on any one site; or, if an excavation is below a finished grade for basements and footings of a building, retaining wall, swimming pool, septic tank, leaching system, or other structure authorized by a valid building permit; or permitted refuse disposal area or sanitary fills; or tilling or cultivation of land for agricultural purposes.

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Appendix B

Biological Resources Summary Memorandum for the
San Dieguito Local Coastal Program (LCP) Update

To Danny Serrano, County of San Diego

Subject County of San Diego Local Coastal Program Update
Biological Resources Summary Memorandum

From Jessica Sisco and Dallas Pugh, AECOM

Date February 29, 2016

This memorandum was prepared to support the development of the Local Coastal Program (LCP) Update for the County of San Diego. Specifically, this Biological Resources Summary Memorandum (memo) was prepared to address the first five elements of the natural resources component checklist on page 4-1 of Section 4 of the California Coastal Commission's (CCC) LCP Update Guide (CCC 2013):

- A definition of Environmentally Sensitive Habitat Area (ESHA) that is consistent with the Coastal Act §30107.5;
- A definition of wetland that is consistent with Coastal Act §30121 and §13577(b) of the Code of Regulations;
- A statement that the condition of the wetland does not affect its regulatory status as a wetland, as defined in your LCP;
- An ESHA map and descriptions of existing, known sensitive habitat areas;
- A statement that the ESHA maps are not an exhaustive compilation of the habitat areas that meet the ESHA definition;

The Biological Study Area (BSA) addressed in this memo consists of the portion of the Coastal Zone that falls within unincorporated San Diego County, which totals roughly 1,050 acres (Figure 1).

This memo includes the following sections:

- Section 1.0 – Methods
 - Section 1.1 – Natural Resource Definitions
 - Section 1.2 – Identification of ESHAs using Historical Records of Natural Resources within the BSA
- Section 2.0 – Results and Discussion
 - Section 2.1 – Vegetation Communities and Other Land Cover Types
 - Section 2.2 – Special-Status Resources
 - Section 2.3 – Delineation of ESHAs
- Attachment A – Special-Status Species with Potential to Occur in the BSA

1.0 Methods

The following section describes the methods used to define and identify the natural resources that occur, or have potential to occur, within the BSA. This includes rare terrestrial natural communities deemed sensitive by the CCC and the California Department of Fish and Wildlife (CDFW), special-status plant and wildlife species, and commonly occurring vegetation communities and other land cover types.

1.1 Natural Resource Definitions

The following section provides the natural resource definitions identified in the LCP Update Guide and suggested for inclusion in the LCP. These definitions include excerpts from the LCP Update Guide relevant to the identification of ESHA and wetlands.

1.1.1 ESHA

Coastal Act Section 30107.5 Definition of Environmentally Sensitive [Habitat] Areas (ESHAs)

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development.

Section 30240(a) of the Coastal Act restricts development within ESHA to only those uses that are dependent on the resource, and requires that ESHA be protected against significant disruption of habitat values. It also requires that areas adjacent to ESHA and parks and recreation areas be sited and designed to prevent degradation of those areas and to be compatible with the continuance of those habitat and recreation areas. Pursuant to Section 30107.5, in order to determine whether an area constitutes an ESHA, and is therefore subject to the protections of Section 30240, the CCC has asked if either of the following conditions have been met:

- 1) There are rare species or habitat in the subject area;
- 2) There are especially valuable species or habitat in the area, which is determined based on:
 - a) whether any species or habitat that is present has a special nature, OR
 - b) whether any species or habitat that is present has a special role in the ecosystem.

When the CCC has found that either of these two conditions is met, it has assessed whether the habitat or species meeting these conditions is easily disturbed or degraded by human activities and developments. If they are, the CCC has found the area to be an ESHA. It should be noted that even disturbed or degraded habitats may constitute ESHA depending on the level of disturbance.

1.1.2 Wetlands

Coastal Act Section 3021 Definition of Wetland

"Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

CCR §13577(b) (in part)

Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate.

Based on these definitions, wetlands under the Coastal Act may only display one of the wetland parameters typically used to define wetland areas, unlike the U.S. Army Corps of Engineers, which uses a three-parameter definition under its federal authorities.

The Coastal Act definition of wetland (§ 30121) does not distinguish between wetlands according to their quality. Thus, under the Coastal Act, poorly functioning or degraded areas that meet the definition of wetlands are subject to wetland protection policies. To ensure consistency with the Coastal Act, therefore, the condition of the wetland would not affect its regulatory status as a defined wetland under the LCP.

1.1.3 Special-Status Resources

For the purposes of this memo, resources were considered special status, and potential ESHAs or indicators of ESHAs, if they met at least one of the following criteria:

- Listed or proposed for listing (including candidate species¹) under the federal Endangered Species Act and California Endangered Species Act (CESA);
- CDFW Species of Special Concern;
- CDFW Watch List Species;
- CDFW Fully Protected species;

¹ Candidate species are those petitioned species that are actively being considered for listing under the federal Endangered Species Act (ESA), as well as those species for which the U.S. Fish and Wildlife Service (USFWS) has initiated an ESA status review, as announced in the Federal Register. Proposed species are those candidate species that warrant listing as determined by USFWS and have been officially proposed for listing in the Federal Register. Under the California Endangered Species Act, candidate species are those species currently petitioned for state-listing status.

- Listed by California Native Plant Society (CNPS) as California Rare Plant Ranks (CRPR) 1A (presumed extinct in California and rare/extinct elsewhere); 1B (rare, threatened, and endangered in California and elsewhere); 2A (presumed extinct in California, but more common elsewhere); or 2B (rare, threatened, or endangered in California, but more common elsewhere) (CNPS 2016). All plants constituting CRPR 1A, 1B, 2A, and 2B meet the definitions of Sections 2062 and 2067 (CESA) of the California Fish and Game Code (CNPS 2016);
- Some, but not all, CRPR 3 and 4 species. Some plants constituting CRPR 1A, 1B, 2A, and 2B meet the definitions of Sections 2062 and 2067 (CESA) of the California Fish and Game Code (CNPS 2016). CRPR 3 plants are those for which more information is needed (a review list) and CRPR 4 plants are those of limited distribution (watch list) (CNPS 2016);
- Species covered by the San Diego County Multiple Species Conservation Program (SanGIS 2016); and/or
- Rare Terrestrial Natural Communities Recognized by CDFW (CDFW 2016).

1.2 Identification of ESHAs using Historical Records of Natural Resources within the BSA

The following section describes the methods used to identify the natural resources that have the potential to occur or have historically occurred within the BSA. As described in this section, the historical data were also gathered to delineate ESHAs throughout the BSA. No site visits were conducted as part of this preliminary assessment.

1.2.1 Historical Literature and Database Review

The following resources were reviewed to determine what historically recorded resources occur or have the potential to occur within the BSA, and whether an area should be considered an ESHA based on the presence of said resources. Select information pertaining to both common and special-status resources of the BSA was reviewed for the update of the LCP. The following sources were consulted to obtain public information relevant to the BSA:

- U.S. Fish and Wildlife Service (USFWS) regional species database (USFWS 2015);
- County of San Diego SanGIS Geographic Information System (GIS) Data (SanGIS 2016);
- San Diego Bird Atlas (Unitt 2005);
- California Natural Diversity Data Base (CNDDDB) (CDFW 2016);
- CNPS Electronic Inventory (CNPS 2016);
- San Dieguito Community Plan - Escondido Creek Resource Conservation Area (RCA) Rare Species List (County of San Diego 2014); and
- County of San Diego SanGIS database (SanGIS 2016).

For the CNDDDB and CNPS database queries, AECOM searched special-status species records within the Del Mar, Encinitas, and Rancho Santa Fe USGS 7.5-minute topographic quadrangles, which encompass the BSA.

1.2.2 Delineation of ESHAs

Per the natural resource definitions described in Section 1.1, a preliminary delineation of ESHAs within the BSA was based on the presence of one or more of the following parameters:

- Vegetation community mapped within the BSA by the County of San Diego SanGIS database (SanGIS 2016) is considered a Rare Natural Terrestrial Community by CDFW (CDFW 2016);
- Vegetation community mapped within the BSA by the County of San Diego SanGIS database (SanGIS 2016) qualifies as a wetland under the definition provided in Section 1.1.2; and
- Vegetation community mapped within the BSA by the County of San Diego SanGIS database (SanGIS 2016) has the potential to support one or more special-status species based on records yielded within the BSA during the historical literature and database review described in Section 1.2.1 (USFWS 2015; SanGIS 2016; Unitt 2005; CDFW 2016; County of San Diego 2014).

Please note that the preliminary delineation of ESHA boundaries does not include an exhaustive compilation of the habitat areas that meet the ESHA definition. Site-specific biological evaluations and field observations are required to identify ESHAs and other special-status resources that may not have been included in the literature and database review.

2.0 Results and Discussion

The following section provides the results of the historical literature and database review, and delineation of ESHAs described in Section 1.2.

2.1 Vegetation Communities and Other Land Cover Types

Sixteen vegetation communities and other land cover types were identified within the BSA during AECOM's review of the databases in February 2016, as described in Section 1.3 (Figure 2). Table 1 includes the acreages for each vegetation community or land cover type within the BSA, as illustrated in Figure 2.

Table 1. Vegetation Community and Other Land Cover Type Acreages in the BSA

Vegetation Community/Land Cover Type	Acreage
Marsh/Wetland/Riparian	
Alkali Marsh*	16.2
Disturbed Wetland*	6.8
Freshwater Marsh*	7.6
Southern Riparian Scrub*	28.1
Southern Willow Scrub*	0.04
Uplands	
Coastal Sage-Chaparral Transition*	1.0
Diegan Coastal Sage Scrub*	79.1
Disturbed Habitat	3.2
Eucalyptus Woodland	6.9
Non-Native Grassland	27.2
Southern Maritime Chaparral*	104.5
Southern Mixed Chaparral*	19.5
Other Land Cover Types	
Field/Pasture	22.7
Intensive Agriculture	16.8
Orchards and Vineyards	12.8
Urban/Developed	707.0
TOTAL	1,059.4

*Considered an ESHA based on the preliminary analysis described in this memo.
Please see Section 2.3 for a full discussion of ESHA delineation.

2.2 Special-Status Resources

The following section provides the results of the historical literature and database review described in Section 1.2.1.

2.2.1 Rare Terrestrial Natural Communities (CDFW 2016)

The following nine Rare Terrestrial Natural Communities were listed in the CNDDDB (CDFW 2016) for the Del Mar, Encinitas, and Rancho Santa Fe USGS 7.5-minute topographic quadrangles, which encompass the BSA.

- Maritime Succulent Scrub
- San Diego Mesa Hardpan Vernal Pool
- Southern Coastal Salt Marsh
- Southern Cottonwood Willow Riparian Forest
- Southern Maritime Chaparral
- Southern Riparian Forest
- Southern Riparian Scrub

- Southern Willow Scrub
- Torrey Pine Forest

2.2.2 Special-Status Species

Special-status species considered for potential to occur in the BSA were based on a review of the literature and database searches described in Section 1.2.1. A total of 87 special-status plant species and 54 special-status wildlife species were considered to have potential to occur within the BSA (Attachment A). For this preliminary analysis, the level of potential for a species to occur within the BSA (i.e., none, low, moderate, high, present) was not included in Attachment A as there have not been recent field efforts (e.g., current vegetation mapping, habitat assessments, etc.) with specific data on which to confidently make those determinations. The specific level of potential should be determined on a case-by-case basis as development projects or plan amendments move through the environmental review process, using the comprehensive list in Attachment A as a baseline for species to consider. Note: all databases and literature should be reevaluated for each project or plan amendment to ensure the table in Attachment A represents the most current set of available data.

Figure 3 illustrates the locations of those species found within the vicinity of the BSA according to the GIS databases queried during the literature search. These include the SanBIOS (SanGIS 2016), San Diego Bird Atlas (Unitt 2005), and USFWS GIS (USFWS 2015) databases. The accuracy of mapped historical locations was also considered when evaluating species potential to occur within the BSA. For example, occurrences located in developed areas were often a result of low accuracy and only represent a center point of a larger radius in which the species may have been found. Note that the CNDDDB locations are not included in Figure 3 as it is against CDFW regulations to disclose their data without prior authorization. Additionally, Figure 3 does not include the locations of species identified in the San Dieguito Community Plan as the exact locations are unknown; estimating unpublished locations would be speculative and could be problematic for adjacent land owners. However, Attachment A provides a comprehensive list of species yielded from the literature and database review that have potential to occur within the BSA. Attachment A includes details on each species' listing status and general habitat requirements.

2.3 Delineation of ESHAs

This section provides a preliminary assessment of existing ESHAs and wetlands within the BSA. No site visits were conducted as part of this preliminary assessment. This section and the associated figure (Figure 4) do not represent an exhaustive compilation of the areas that meet ESHA or wetland definition. Rather, they are an illustrative tool to help identify potential resources and it is the actual presence of ESHA on the site that should dictate whether ESHA policies apply to a site.

As the methods in Section 1.2.2 describe, the ESHAs delineated in Figure 4 represent those areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development.

2.3.1 Rare Natural Terrestrial Communities and Wetlands

The following vegetation communities mapped within the BSA by the County of San Diego SanGIS database (SanGIS 2016) are considered a Rare Natural Terrestrial Community by CDFW (CDFW 2016) or qualify as a wetland under the definition provided in Section 1.1.2. Therefore, the following vegetation communities were delineated as ESHAs (Figure 4):

- Disturbed Wetland (Wetland)
- Alkali Marsh (Wetland)
- Freshwater Marsh (Wetland)
- Southern Riparian Scrub (Wetland and Sensitive Terrestrial Community)
- Southern Willow Scrub (Wetland and Sensitive Terrestrial Community)

2.3.2 Special-Status Species

Two historical species records fall within the BSA: coastal California gnatcatcher (*Polioptila californica californica*), a special-status bird (federally threatened) that nests exclusively in Diegan coastal sage scrub (CNDDDB 2016); and Del Mar manzanita (*Arctostaphylos glandulosa* ssp. *crassifolia*), a perennial special-status plant (federally endangered/CNPS List 1B.1) that occurs in southern maritime chaparral (CNPS 2016). While these are historical records from databases that may be slightly inaccurate with regard to exact location, the ESHA boundary was delineated around these data points per the requirements of the LCP Update Guide. For the coastal California gnatcatcher location, the ESHA includes all Diegan coastal sage scrub habitat within the BSA, including the coastal sage-chaparral transition areas (see Figures 2 and 4). For the Del Mar manzanita location, the ESHA includes all southern maritime chaparral habitat within the BSA (see Figures 2 and 4).

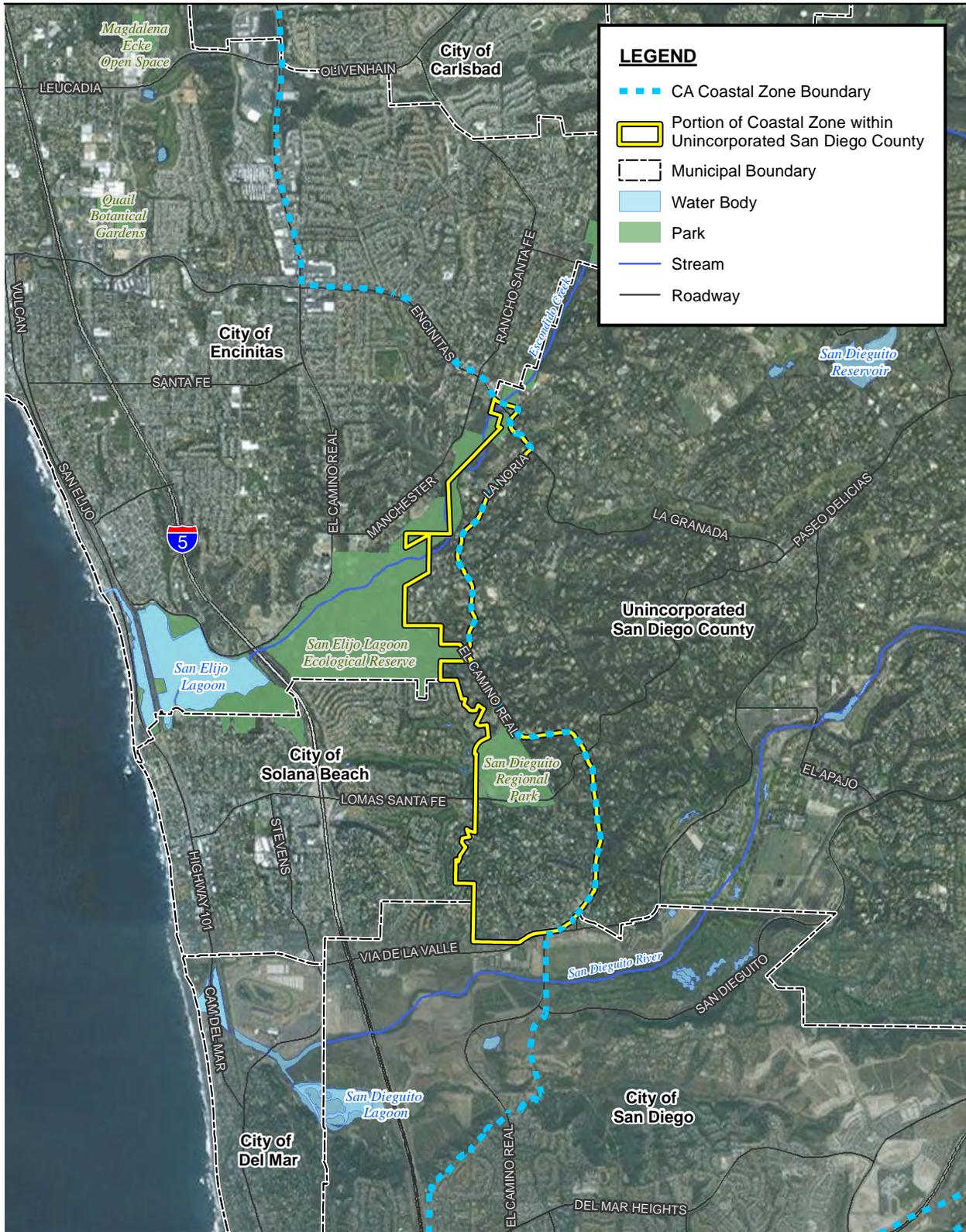
It is noted that other vegetation communities within the BSA have the potential to support special-status species and therefore possibly qualify as an ESHA. These include disturbed habitat, eucalyptus woodland, non-native grassland, and the margins of agricultural fields that are capable of supporting special-status species such as burrowing owl (*Athene cunicularia*) and white-tailed kite (*Elanus leucurus*), among others. Given that none of the species listed in Attachment A rely exclusively on the vegetation communities noted above, these community types are not included as ESHAs herein. Additional analyses through field investigations would be required on a case-by-case basis.

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- Unitt, Phillip. 2005. *San Diego County Bird Atlas* GIS Database. San Diego Natural History Museum & Ibis Publishing Company, San Diego. 645 pp. Literature published in 2004; GIS database published in January 2005 [accessed February 2016].

Figure 1

Local Context



Source: SanGIS 2016; NAIP 2014.

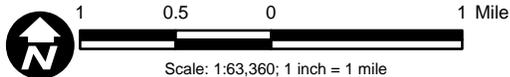


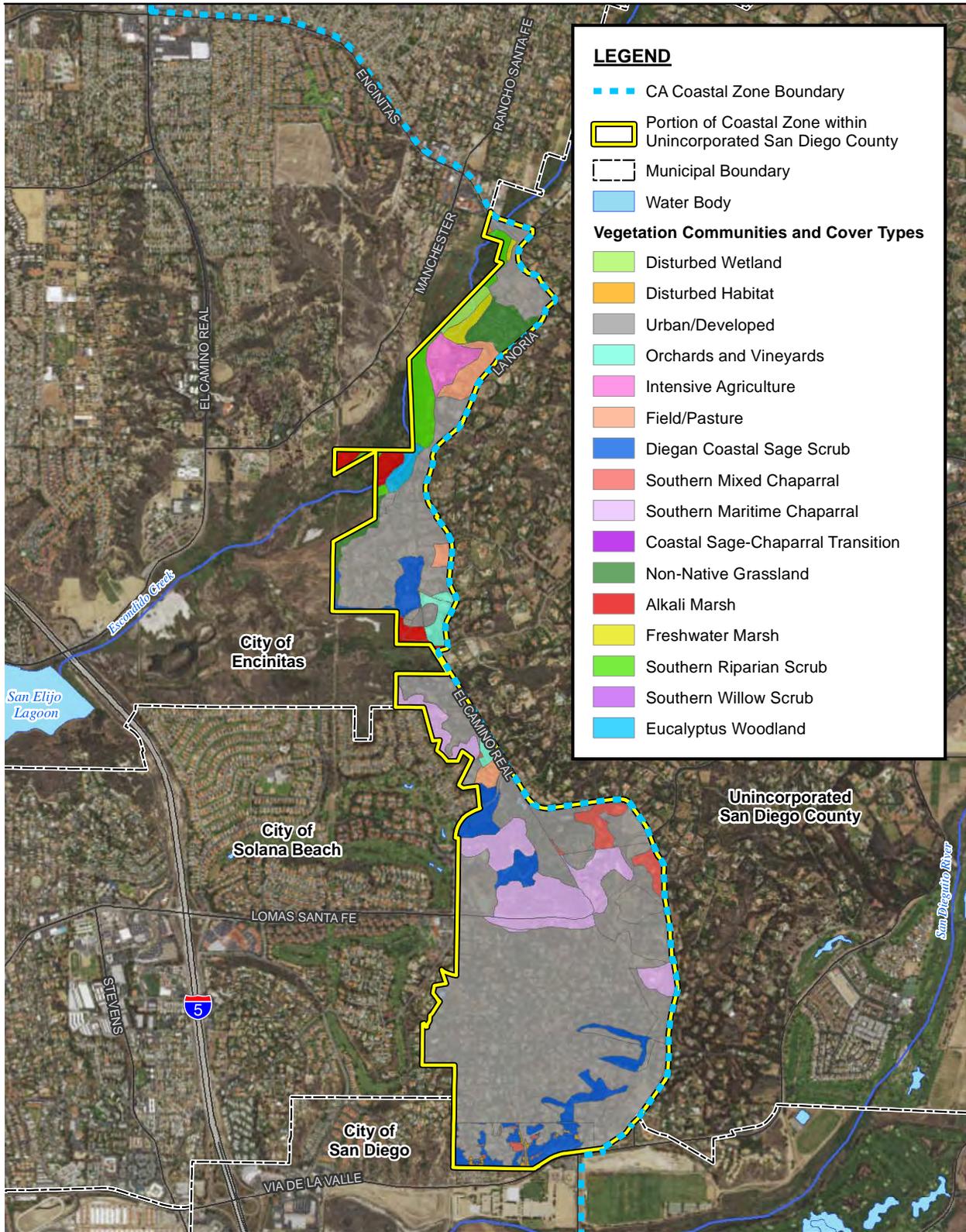
Figure 1
Local Context

Local Coastal Program Update: Existing Conditions, Vulnerability and Risk, and Key Issues Report

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Figure 2

Vegetation Communities and Other Cover Types



Source: SanGIS 2016; NAIP 2014.

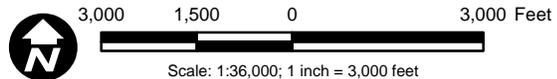


Figure 2
Vegetation Communities
and Other Cover Types

Figure 3

Historical Special-Status Species Records

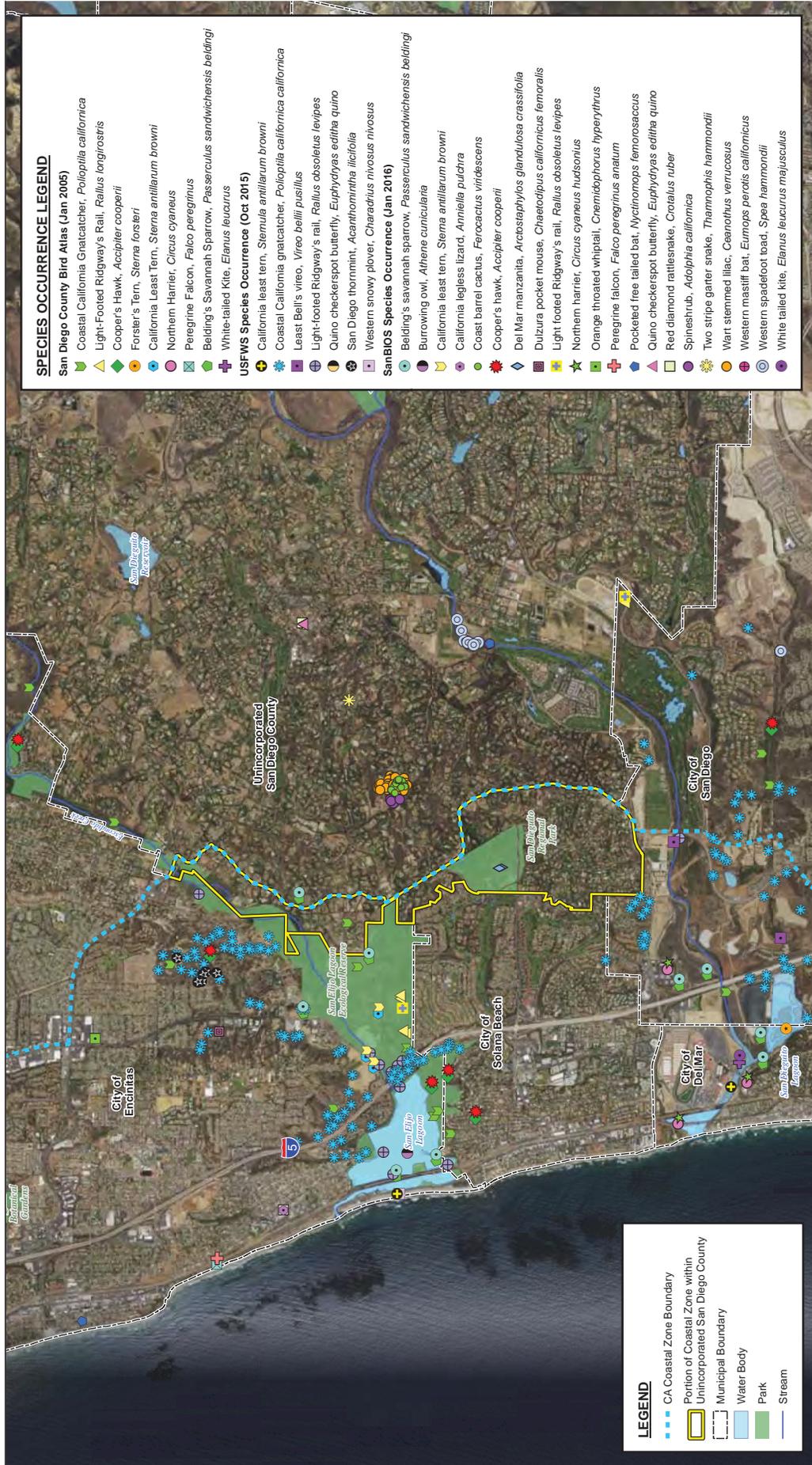


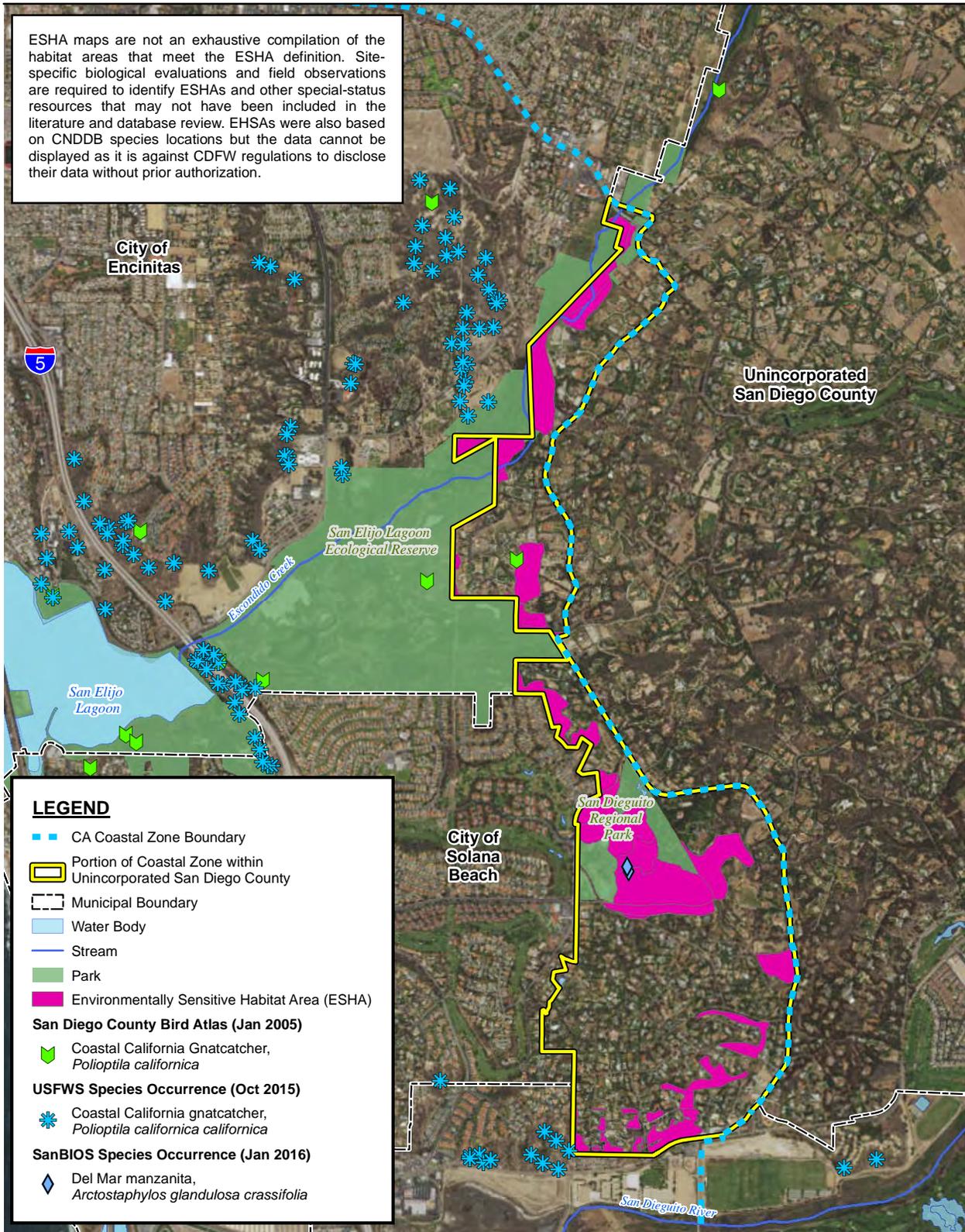
Figure 3
Historical Special-status Species Records

Local Coastal Program Update: Existing Conditions, Vulnerability and Risk, and Key Issues Report

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Figure 4

Environmentally Sensitive Habitat Areas (ESHAs)



Source: NAIP 2014; SanGIS 2016 (SanBIOS Species Occurrence); USFWS 2015 (Species Occurrence); San Diego County Bird Atlas 2005.

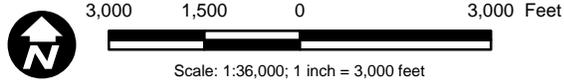


Figure 4
Environmentally Sensitive
Habitat Areas (ESHAs)

Attachment A

Special-Status Species with Potential to Occur in the BSA

Special-Status Species with Potential to Occur in the BSA

Scientific Name	Common Name	Federal Status ¹	State Status ²	MSCP Covered (Yes/No) ³	Other Status ⁴	General Habitat
Plants						
<i>Abronia maritima</i>	Red sand-verbena	-	-	No	CNPS RPR 4.2	Coastal dunes.
<i>Acanthomintha ilicifolia</i>	San Diego thorn-mint	FT	SE	Yes	CNPS RPR 1B.1	Chaparral, coastal scrub, valley and foothill grassland, vernal pools. Usually on clay lenses w/in grassland or chaparral communities.
<i>Acrispon prostratus</i>	Nuttall's lotus	-	-	Yes	CNPS RPR 1B.1	Coastal dunes, coastal scrub.
<i>Adolphia californica</i>	California adolphia	-	-	No	CNPS RPR 2B.1	Chaparral, coastal sage scrub, valley and foothill grassland.
<i>Agave shawii</i>	Shaw's agave	-	-	Yes	CNPS RPR 2B.1	Coastal bluff scrub, coastal scrub.
<i>Ambrosia pumila</i>	San Diego ambrosia	FE	-	Yes	CNPS RPR 1B.1	Chaparral, coastal scrub, valley and foothill grassland. Dry creek beds, floodplains.
<i>Aphanisma blitoides</i>	Aphanisma	-	-	Yes	CNPS RPR 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub. On bluffs and slopes near the ocean in sandy or clay soils.
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i>	Del Mar manzanita	FE	-	Yes	CNPS RPR 1B.1	Low growing, open chaparral on eroding sandstone.
<i>Artemisia palmeri</i>	San Diego sagewort	-	-	No	CNPS RPR 4.2	Coastal scrub, chaparral, riparian forest, riparian woodland.
<i>Astragalus tener</i> var. <i>titi</i>	Coastal dunes milk-vetch	FE	SE	Yes	CNPS RPR 1B.1	Coastal bluff scrub, coastal dunes.
<i>Atriplex coulteri</i>	Coulter's saltbush	-	-	No	CNPS RPR 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland.
<i>Atriplex pacifica</i>	South coast saltscale	-	-	No	CNPS RPR 1B.2	Coastal scrub, coastal bluff scrub, playas, chenopod scrub.
<i>Atriplex parishii</i>	Parish's brittlescale	-	-	No	CNPS RPR 1B.1	Chenopod scrub, playas and vernal pools in alkaline soils.
<i>Baccharis vanessae</i>	Encinitas baccharis	FT	SE	Yes	CNPS RPR 1B.1	Chaparral, on sandstone soils in steep, open, rocky areas with chaparral associates.
<i>Bergerocactus emoryi</i>	Golden-spined cereus	-	-	No	CNPS RPR 2B.2	Coastal scrub, sometimes chaparral margins. Limited to the coastal belt. Usually on clay soils.
<i>Bloomeria clevelandii</i>	San Diego goldenstar	-	-	Yes	CNPS RPR 1B.1	Chaparral, coastal scrub, valley and foothill grassland, vernal pools. Mesa grasslands, scrub edges; clay soils. Often on mounds between vernal pools in fine, sandy loam.
<i>Brodiaea filifolia</i>	Thread-leaved brodiaea	FT	SE	Yes	CNPS RPR 1B.1	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools. Usually associated with annual grassland and vernal pools; often surrounded by shrubland habitats. Occurs in openings on clay soils.
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea	-	-	Yes	CNPS RPR 1B.1	Vernal pools, valley and foothill grassland, closed-cone coniferous forest, cismontane woodland, chaparral, meadows.

Scientific Name	Common Name	Federal Status ¹	State Status ²	MSCP Covered (Yes/No) ³	Other Status ⁴	General Habitat
<i>Camissoniopsis lewisii</i>	Lewis' evening-primrose	-	-	No	CNPS RPR 3	Coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland on sandy or clay soils.
<i>Ceanothus cyaneus</i>	Lakeside ceanothus	-	-	Yes	CNPS RPR 1B.2	Closed-cone coniferous forest, chaparral.
<i>Ceanothus verrucosus</i>	Wart-stemmed ceanothus	-	-	Yes	CNPS RPR 2B.2	Coast chaparral and scrub.
<i>Centromadia parryi</i> ssp. <i>australis</i>	Southern tarplant	-	-	No	CNPS RPR 1B.1	Marshes and swamps (margins), valley and foothill grassland. Often in disturbed sites near the coast at marsh edges.
<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	-	-	No	CNPS RPR 1B.1	Coastal bluff scrub, coastal dunes.
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	Salt marsh bird's-beak	FE	SE	Yes	CNPS RPR 1B.2	Coastal dunes and coastal salt marshes/swamps
<i>Chorizanthe orcuttiana</i>	Orcutt's spineflower	FE	SE	No	CNPS RPR 1B.1	Coastal scrub, chaparral, closed-cone coniferous forest. Sandy sites and openings.
<i>Chorizanthe polygonoides</i> var. <i>longispina</i>	Long-spined spineflower	-	-	No	CNPS RPR 1B.2	Chaparral, coastal scrub, meadows, valley and foothill grassland. Gabbroic clay.
<i>Cistanthe maritima</i>	Seaside cistanthe	-	-	No	CNPS RPR 4.2	Coastal bluff scrub, coastal scrub, and valley and foothill grassland in sandy soils.
<i>Clarkia delicata</i>	Delicate clarkia	-	-	No	CNPS RPR 1B.2	Chaparral and cismontane woodland, often in gabbroic soils.
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i>	Summer holly	-	-	No	CNPS RPR 1B.2	Chaparral.
<i>Convolvulus simulans</i>	Small-flowered morning-glory	-	-	No	CNPS RPR 4.2	Chaparral (openings), coastal scrub, and valley and foothill grasslands in clay or serpentine seeps.
<i>Corethrogyne filaginifolia</i> var. <i>incana</i>	San Diego sand aster	-	-	No	CNPS RPR 1B.1	Coastal scrub, coastal bluff scrub, chaparral.
<i>Corethrogyne filaginifolia</i> var. <i>linifolia</i>	Del Mar Mesa sand aster	-	-	Yes	CNPS RPR 1B.1	Chaparral and coastal scrub.
<i>Cryptantha wigginsii</i>	Wiggins' cryptantha	-	-	No	CNPS RPR 1B.2	Coastal scrub often found in clay soils.
<i>Cylindropuntia californica</i> var. <i>californica</i>	Snake cholla	-	-	Yes	CNPS RPR 1B.1	Chaparral and coastal scrub.
<i>Dichondra occidentalis</i>	Western dichondra	-	-	No	CNPS RPR 4.2	Chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland.
<i>Dudleya brevifolia</i>	Short-leaved dudleya	-	SE	Yes	CNPS RPR 1B.1	Chaparral, coastal scrub.
<i>Dudleya variegata</i>	Variegated dudleya	-	-	Yes	CNPS RPR 1B.2	Chaparral, coastal scrub, cismontane woodland, valley and foothill grassland.
<i>Dudleya viscida</i>	Sticky dudleya	-	-	Yes	CNPS RPR 1B.2	Coastal scrub, coastal bluff scrub, chaparral.

Scientific Name	Common Name	Federal Status ¹	State Status ²	MSCP Covered (Yes/No) ³	Other Status ⁴	General Habitat
<i>Ericameria palmeri</i> var. <i>palmeri</i>	Palmer's goldenbush	-	-	Yes	CNPS RPR 1B.1	Coastal scrub, chaparral.
<i>Eryngium aristulatum</i> var. <i>parishii</i>	San Diego button-celery	FE	SE	Yes	CNPS RPR 1B.1	Vernal pools, coastal scrub, valley and foothill grassland.
<i>Erysimum ammophilum</i>	Sand-loving wallflower	-	-	Yes	CNPS RPR 1B.2	Maritime chaparral, coastal dunes and coastal scrub in sandy openings.
<i>Euphorbia misera</i>	Cliff spurge	-	-	No	CNPS RPR 2B.2	Coastal bluff scrub, coastal scrub.
<i>Ferocactus viridescens</i>	San Diego barrel cactus	-	-	Yes	CNPS RPR 2B.1	Chaparral, Diegan coastal scrub, valley and foothill grassland.
<i>Frankenia palmeri</i>	Palmer's frankenia	-	-	No	CNPS RPR 2B.1	Coastal dunes, marshes (coastal salt), playas.
<i>Geothallus tuberosus</i>	Campbell's liverwort	-	-	No	CNPS RPR 1B.1	Mesic coastal scrub an vernal pools.
<i>Grindelia hallii</i>	San Diego gumplant	-	-	No	CNPS RPR 1B.2	Chaparral, lower montane coniferous forest, meadows and seeps, and valley and foothill grassland.
<i>Harpagonella palmeri</i>	Palmer's grapplinghook	-	-	No	CNPS RPR 4.2	Chaparral, coastal scrub, valley and foothill grassland. Clay soils.
<i>Hazardia orcuttii</i>	Orcutt's hazardia	-	ST	No	CNPS RPR 1B.1	Often on clay; in grassy edges of chaparral and coastal scrub.
<i>Heterotheca sessiliflora</i> ssp. <i>sessiliflora</i>	Beach goldenaster	-	-	No	CNPS RPR 1B.1	Coastal dunes, coastal scrub, chaparral (coastal).
<i>Holocarpha virgata</i> ssp. <i>elongata</i>	Graceful tarplant	-	-	No	CNPS RPR 4.2	Chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland.
<i>Hordeum intercedens</i>	Vernal barley	-	-	No	CNPS RPR 3.2	Coastal dunes, coastal scrub, valley and foothill grasslands, and vernal pools.
<i>Horkelia truncata</i>	Ramona horkelia	-	-	No	CNPS RPR 1B.3	Mixed chaparral, vernal streams, and disturbed areas near roads. Clay soil; at least sometimes on gabbro.
<i>Isocoma menziesii</i> var. <i>decumbens</i>	Decumbent goldenbush	-	-	No	CNPS RPR 1B.2	Coastal scrub.
<i>Iva hayesiana</i>	San Diego marsh-elder	-	-	No	CNPS RPR 2B.2	Marshes and swamps, playas.
<i>Juncus acutus</i> ssp. <i>leopoldii</i>	Southwestern spiny rush	-	-	No	CNPS RPR 4.2	Coastal dunes, meadows and seeps, marshes and swamps.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	-	-	No	CNPS RPR 1B.1	Coastal salt marshes, playas, valley and foothill grassland, vernal pools.
<i>Lepidium virginicum</i> var. <i>robinsonii</i>	Robinson's pepper-grass	-	-	No	CNPS RPR 4.3	Chaparral, coastal scrub.
<i>Leptosyne maritima</i>	Sea dahlia	-	-	No	CNPS RPR 2B.2	Coastal scrub, coastal bluff scrub.
<i>Lycium californicum</i>	California box-thorn	-	-	No	CNPS RPR 4.2	Coastal bluff scrub and coastal scrub.

Scientific Name	Common Name	Federal Status ¹	State Status ²	MSCP Covered (Yes/No) ³	Other Status ⁴	General Habitat
<i>Microseris douglasii</i> ssp. <i>platycarpha</i>	Small-flowered microseris	-	-	No	CNPS RPR 4.2	Cismontane woodland, coastal scrub, valley and foothill grassland, and vernal pools.
<i>Mimulus diffusus</i>	Palomar monkeyflower	-	-	No	CNPS RPR 4.3	Chaparral and lower montane coniferous forest.
<i>Monardella hypoleuca</i> ssp. <i>lanata</i>	Felt-leaved monardella	-	-	No	CNPS RPR 1B.2	Occurs in understory in mixed chaparral, chamise chaparral, and southern oak woodland, sandy soil.
<i>Monardella viminea</i>	Willow monardella	FE	SE	Yes	CNPS RPR 1B.1	Coastal scrub/alluvial ephemeral washes with adjacent coastal scrub, chaparral, or sycamore woodland.
<i>Myosurus minimus</i> ssp. <i>apus</i>	Little mousetail	-	-	No	CNPS RPR 3.1	Vernal pools.
<i>Navarretia fossalis</i>	Spreading navarretia	FT		Yes	CNPS RPR 1B.1	San Diego hardpan and San Diego claypan vernal pools, chenopod scrub, marshes and swamps, playas.
<i>Nemacaulis denudata</i> var. <i>denudata</i>	Coast woolly-heads	-	-	No	CNPS RPR 1B.2	Coastal dunes.
<i>Ophioglossum californicum</i>	California adder's-tongue	-	-	No	CNPS RPR 4.2	Chaparral, valley and foothill grassland, and vernal pools in mesic soils.
<i>Orcuttia californica</i>	California Orcutt grass	FE	SE	Yes	CNPS RPR 1B.1	Vernal pools.
<i>Orobanche parishii</i> ssp. <i>brachyloba</i>	Short-lobed broomrape	-	-	No	CNPS RPR 4.2	Coastal bluff scrub, coastal dunes, coastal scrub.
<i>Phacelia ramosissima</i> var. <i>austrolitoralis</i>	South coast branching phacelia	-	-	No	CNPS RPR 3.2	Chaparral, coastal dunes, coastal scrub, and coastal salt marshes/swamps in sandy and sometimes rocky soils.
<i>Pentachaeta aurea</i> ssp. <i>aurea</i>	Golden rayed pentachaeta	-	-	No	CNPS RPR 4.2	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, riparian woodland, and valley and foothill grassland.
<i>Phacelia stellaris</i>	Brand's star phacelia	FC	-	No	CNPS RPR 1B.1	Coastal scrub, coastal dunes.
<i>Pinus torreyana</i> ssp. <i>torreyana</i>	Torrey pine	-	-	No	CNPS RPR 1B.2	Closed-cone coniferous forest, chaparral. On dry, sandstone slopes.
<i>Piperia cooperi</i>	Chaparral rein orchid	-	-	No	CNPS RPR 4.2	Chaparral, cismontane woodland, and valley and foothill grassland.
<i>Pogogyne abramsii</i>	San Diego mesa mint	FE	SE	Yes	CNPS RPR 1B.1	Vernal pools.
<i>Pogogyne nudiuscula</i>	Otay Mesa mint	FE	SE	Yes	CNPS RPR 1B.1	Vernal pools.
<i>Quercus dumosa</i>	Nuttall's scrub oak	-	-	No	CNPS RPR 1B.1	Closed-cone coniferous forest, chaparral, coastal scrub. Generally on sandy soils near the coast.
<i>Quercus engelmannii</i>	Engelmann oak	-	-	No	CNPS RPR 4.2	Chaparral, cismontane woodland, riparian woodland, and valley and foothill grassland.
<i>Selaginella cinerascens</i>	Ashy spike-moss	-	-	No	CNPS RPR 4.1	Chaparral and coastal scrub.
<i>Senecio aphanactis</i>	Chaparral ragwort	-	-	No	CNPS RPR 2B.2	Cismontane woodland, coastal scrub. Drying alkaline flats.

Scientific Name	Common Name	Federal Status ¹	State Status ²	MSCP Covered (Yes/No) ³	Other Status ⁴	General Habitat
<i>Sphaerocarpos dreweii</i>	Bottle liverwort	-	-	No	CNPS RPR 1B.1	Chaparral and coastal scrub openings.
<i>Stemodia durantifolia</i>	Purple stemodia	-	-	No	CNPS RPR 2B.1	Sonoran desert scrub.
<i>Stipa diegoensis</i>	San Diego County needle grass	-	-	No	CNPS RPR 4.2	Chaparral and coastal scrub in rocky often mesic soils.
<i>Suaeda esteroa</i>	Estuary seablite	-	-	No	CNPS RPR 1B.2	Marshes and swamps. Coastal salt marshes in clay, silt, and sand substrates.
<i>Suaeda taxifolia</i>	Woolly seablite	-	-	No	CNPS RPR 4.2	Coastal bluff scrub, coastal dunes, and marshes and swamps (margins of coastal salt).
<i>Texosporium sancti-jacobi</i>	Woven-spored lichen	-	-	No	CNPS RPR 3	Chaparral openings on soil, small mammal pellets, dead twigs, and on <i>Selaginella</i> spp.
<i>Viguiera laciniata</i>	San Diego County viguiera	-	-	No	CNPS RPR 4.2	Chaparral and coastal scrub.
Invertebrates						
<i>Branchinecta sandiegonensis</i>	San Diego fairy shrimp	FE	-	Yes	-	Restricted to vernal pools, hardpan and claypan pools; Orange and San Diego Counties, Baja California. Generally found at elevations between 50 and 410 feet, but up to 1,640 feet.
<i>Euphydryas editha quino</i>	Quino checkerspot butterfly	FE	-	No	-	The larvae may use either <i>Plantago erecta</i> or <i>Castilleja exserta</i> , both of which may be common in meadows and upland sage scrub/chaparral habitat. Adults can use a variety of open scrub and grassland habitats with ample nectaring sources.
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	FE	-	Yes	-	Restricted to deep, large vernal pools with long periods of inundation; San Diego (within 9 miles of the ocean) and Riverside Counties. Generally found at elevations between 100 and 1,360 feet.
<i>Actinemys marmorata pallid</i>	Southwestern pond turtle	-	SSC	Yes	-	Associated with permanent water or nearly permanent water from sea level to 6,000 feet. Prefers habitats with basking sites such as floating mats of vegetation, partially submerged logs, rocks, or open mud banks.
Reptiles and Amphibians						
<i>Anniella pulchra</i>	California legless lizard	-	SSC	No	-	Coastal dunes, coastal washes and sandy coastal grasslands.
<i>Aspidoscelis hyperythra beldingi</i>	Orange-throated whiptail	-	SSC	Yes	-	A variety of habitats including sage scrub, chaparral, and coniferous and broadleaf woodlands. Found on sandy or friable soils with open scrub. Requires open areas, bushes, and fine loose soil.
<i>Crotalus ruber ruber</i>	Red-diamond rattlesnake	-	SSC	No	-	Chaparral, coastal sage scrub, along creek banks, and in rock outcrops or piles of debris. Habitat preferences include dense vegetation in rocky areas.
<i>Phrynosoma coronatum</i> (blainville)	San Diego coast horned lizard	-	SSC	Yes	-	A variety of habitats including sage scrub, chaparral, and coniferous and broadleaf woodlands. Found on sandy or friable soils with open scrub. Requires open areas, bushes, and fine loose soil.
<i>Plestiodon skiltonianus interparietalis</i>	Coronado Island skink	-	SSC	No	-	Most commonly found in open areas, sparse brush, and in oak woodlands, usually under rocks, leaf litter, logs, debris, or in the shallow burrows it digs.
<i>Salvadora hexalepis virgulata</i>	Coast patch-nosed snake	-	SSC	No	-	A variety of habitats including coastal sage scrub, chaparral, riparian, grasslands, and agricultural fields. Prefers open habitats with friable or sandy soils, burrowing rodents for food, and enough cover to escape predation.

Scientific Name	Common Name	Federal Status ¹	State Status ²	MSCP Covered (Yes/No) ³	Other Status ⁴	General Habitat
<i>Spea hammondi</i>	Western spadefoot toad	-	SSC	No	-	Temporary ponds, vernal pools, and backwaters of slow-flowing creeks. Also upland habitats such as grasslands and coastal sage scrub where burrows are constructed.
<i>Thamnophis hammondi</i>	Two-striped gartersnake	-	SSC	No	-	Aquatic habitats, preferably rocky streams with protected pools, cattle ponds, marshes, vernal pools, and other shallow bodies of water lacking large aquatic predators.
Birds						
<i>Accipiter cooperi</i>	Cooper's hawk	-	WL	Yes	-	Inhabits broken woodlands, woodland edges, and streamside groves. Nests in open woodlands or in deciduous trees in riparian areas.
<i>Accipiter striatus</i>	Sharp-shinned hawk	-	WL	No	-	Found in forests and along forests edges, and are not found where trees are scarce or scattered, except on migration. They require dense forest, ideally with a closed canopy, for breeding.
<i>Agelaius tricolor</i>	Tricolored blackbird	-	SSC	Yes	-	Freshwater marshes with cattails and other emergent vegetation.
<i>Amphispiza bilineata</i>	Southern California rufous-crowned sparrow	-	-	Yes	-	Grassy or rocky slopes with open scrub at elevations from sea level to 2,000 feet. Occurs mainly in coastal sage scrub.
<i>Ammodramus saviannarum parpallidus</i>	Grasshopper sparrow	-	SSC	No	-	Typically breeds in grassland, upland meadows, pastures, hayfields, and old field habitats, favoring open areas of over 100 acres in size.
<i>Aquila chrysaetos</i>	Golden eagle	-	FP	No	-	Found primarily in mountains up to 12,000 feet, canyons, rimrock terrain, and riverside cliffs and bluffs. Nests on cliffs and steep escarpments in grassland, chaparral, shrubland, forest, and other vegetated areas.
<i>Artemisiospiza belli belli</i>	Bell's sage sparrow	-	WL	No	-	Nests in chaparral dominated by fairly dense stands of chamise. Found in coastal sage scrub in south of range.
<i>Athene cunicularia</i>	Burrowing owl	-	SSC	Yes	-	Found mainly in grassland and open scrub from the seashore to foothills. Strongly associated with California ground squirrel (<i>Spermophilus beecheyi</i>) burrows.
<i>Buteo regalis</i>	Ferruginous hawk	-	WL	Yes	-	Breed in grasslands, sagebrush country, saltbush-greasewood shrublands, and edges of pinyon-juniper forests at low to moderate elevations. Their breeding habitat includes features such as cliffs, outcrops, and tree groves for nesting.
<i>Buteo swainsoni</i>	Swainson's hawk	-	ST	Yes	-	Favor open habitats for foraging. Forage in hay and alfalfa fields, pastures, grain crops, and row crops. Rely on scattered stands of trees near agricultural fields and grasslands for nesting sites.
<i>Campylorhynchus brunneicapillus couesi</i>	Coastal cactus wren	-	SSC	Yes	-	Coastal sage scrub with extensive stands of tall prickly pear or cholla cacti (<i>Opuntia</i> sp.).
<i>Charadrius alexandrinus nivosus</i>	Western snowy plover	FT	SSC	Yes	-	Nests on beaches, dunes, and salt flats in San Diego County, with the highest concentrations in two areas: Camp Pendleton and Silver Strand. Outside the breeding season, species is more widespread but not common along the county's coast.
<i>Circus cyaneus</i>	Northern harrier	-	SSC	Yes	-	Breeds predominantly in wetland habitats, but will also use upland habitats, grasslands, and agricultural fields. During migration and in winter, the same habitats are preferred.
<i>Cistothorus palustris clarkae</i>	Clark's marsh wren	-	SSC	No	-	Coastal wetlands and freshwater marsh.
<i>Dendrocygna bicolor</i>	Fulvous whistling-duck	-	SSC	No	-	Freshwater wetlands, especially shallow impoundments managed for rice. Also flooded grasslands and pasture.

Scientific Name	Common Name	Federal Status ¹	State Status ²	MSCP Covered (Yes/No) ³	Other Status ⁴	General Habitat
<i>Dendroica petechia brewsteri</i>	Yellow warbler	-	SSC	No	-	A fairly common summer breeding resident found along mature riparian woodlands consisting of cottonwood, willow, alder, and ash trees. Restricted to this increasingly patchy habitat.
<i>Elanus leucurus</i>	White-tailed Kite	-	FP	No	-	Commonly found in savanna, open woodlands, marshes, desert grassland, partially cleared lands, and cultivated fields. Generally avoids areas with extensive winter freezes, but rainfall and humidity vary greatly throughout this bird's range. Hunts over lightly grazed or ungrazed fields where there may be larger prey populations than in more heavily grazed areas.
<i>Empidonax traillii eximius</i>	Southwestern willow flycatcher	FE	SE	Yes	-	Restricted to a few colonies in riparian woodlands scattered throughout southern California. Riparian forests are integral to this species' persistence.
<i>Falco peregrinus anatum</i>	American peregrine falcon	-	FP	Yes	-	Open areas from tundra, moorlands, steppes, and seacoasts to mountains and open forested regions, especially where there are suitable nesting cliffs.
<i>Ixobrychus exilis</i>	Least bittern	-	SSC	No	-	Marsh habitats or large emergent wetlands with cattails (<i>Typha</i> sp.) and tules.
<i>Lanius ludovicianus</i>	Loggerhead shrike	-	SSC	No	-	Uncommon year-round resident of San Diego County. Found in grassland, chaparral, desert, and desert edge scrub, particularly near dense vegetation that it uses for concealing and protecting the nest.
<i>Laterallus jameicensis coturniculus</i>	Black rail	-	ST; FP	No	-	Found in southern California coastal marshes.
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	-	SE	Yes	-	Locally common in open grassy or weedy areas throughout San Diego County.
<i>Poliopitila californica californica</i>	Coastal California gnatcatcher	FT	SSC	Yes	-	Diegan coastal sage scrub dominated by California sagebrush (<i>Artemisia californica</i>) and flat-topped buckwheat (<i>Eriogonum fasciculatum</i>) below 2,500 feet elevation in Riverside County and below 1,000 feet elevation along the coastal slope; generally avoids steep slopes above 25% and dense, tall vegetation for nesting.
<i>Progne subis</i>	Purple martin	-	SSC	No	-	Found throughout the United States but is rare in San Diego County. Restricted to mountain region of San Diego County. Nests in isolated snags with holes.
<i>Rallus obsoletus levipes</i>	Light-footed Ridgway's rail	FE	SE; FP	Yes	-	Found in southern California in coastal salt marshes, especially those dominated by cordgrass. The Tijuana River estuary is an especially important site.
<i>Sternula antillarum browni</i>	California least tern	FE	SE; FP	Yes	-	A ground nesting bird that requires undisturbed stretches of beach and coastline. Adults are highly philopatric to natal colonies, and forage in bays and estuaries near their colonies.
<i>Strix occidentalis occidentalis</i>	California spotted owl	-	SSC	No	-	Mature forests and rocky canyons.
<i>Vireo bellii pusillus</i>	Least Bell's vireo	FE	SE	Yes	-	Riparian woodland with understory of dense young willows or mulefat and willow canopy. Nests often placed along internal or external edges of riparian thickets.
Mammals						
<i>Chaetodipus californicus femoralis</i>	Duizura California pocket mouse	-	SSC	No	-	Slopes covered with chaparral and live oaks.
<i>Chaetodipus fallax fallax</i>	Northwestern San Diego pocket mouse	-	SSC	No	-	Inhabits coastal sage scrub, sage scrub/grassland ecotones, and chaparral communities.
<i>Choeronycteris mexicana</i>	Mexican long-tongued bat	-	SSC	No	-	In San Diego County, this bat species occurs primarily in urban areas. In Arizona and Mexico, the species is found in deep canyons and in the mountains, foraging in riparian, desert scrub, and pinyon-juniper habitats, in particular on <i>Yucca</i> sp.

Scientific Name	Common Name	Federal Status ¹	State Status ²	MSCP Covered (Yes/No) ³	Other Status ⁴	General Habitat
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	-	SC	No	-	Use a variety of habitats, almost always near caves or other roosting areas. They can be found in pine forests and arid desert scrub habitats. When roosting they do not tuck themselves into cracks and crevices like many bat species do, but prefer large open areas.
<i>Euderma maculatum</i>	Spotted bat	-	SSC	No	-	Occurs in foothills, mountains, grasslands, and deserts in southern California.
<i>Eumops perotis californicus</i>	California (western) mastiff bat	-	SSC	No	-	Chaparral, live oaks, and arid, rocky regions. Requires downward-opening crevices.
<i>Lasius blossevillii</i>	Western red bat	-	SSC	No	-	Feeds over grasslands, shrublands, open woodlands, forests, and croplands. Roosts primarily in trees and at times, shrubs, often in edge habitats along streams, fields, or urban areas.
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	-	SSC	No	-	Typical habitats include early stages of chaparral, open coastal sage scrub, and grasslands near the edges of brush.
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	-	SSC	No	-	Common to abundant in Joshua tree, pinyon-juniper, mixed and chamise-redshank chaparral, sagebrush, and most desert habitats.
<i>Nyctinomops femorosaccus</i>	Pocketed free-tailed bat	-	SSC	No	-	Rugged cliffs, rocky outcrops, and slopes in desert shrub and pine oak forests.
<i>Nyctinomops macrotis</i>	Big free-tailed bat	-	SSC	No	-	Pinyon-juniper and Douglas fir forests, chaparral and oak forests in rugged, rocky habitats, low-lying arid areas.
<i>Perognathus longimembris pacificus</i>	Pacific pocket mouse	FE	SSC	No	-	Plant communities suitable for the species consist of shrublands with firm, fine-grain, sandy substrates in the immediate vicinity of the ocean. These communities include coastal strand, coastal dunes, river alluvium, and coastal sage scrub growing on marine terraces.
<i>Taxidea taxus</i>	American badger	-	SSC	Yes	-	Coastal sage scrub, mixed chaparral, grassland, oak woodland, chamise chaparral, mixed conifer, pinyon-juniper, desert scrub, desert wash, montane meadow, open areas, and sandy soils.

¹ Federal Status: FPT= federally proposed threatened; FC=federal candidate; FT=federally threatened; FE=federally endangered.

² State Status: SE=state endangered; ST=state threatened; SC=state candidate; SR=state rare; SSC=species of special concern; FP=state fully protected; WL=state watch list;

³ Species with a "yes" are included on the City of San Diego's Multiple Species Conservation Program (MSCP) covered species list (City of San Diego 1997)

⁴ Other Status: California Native Plant Society (CNPS) Rare Plant Ranks (RPR):

1A: Plants presumed extirpated in California and either rare or extinct elsewhere

1B: Plants rare, threatened, or endangered in California and elsewhere

2A: Plants presumed extirpated in California, but more common elsewhere

2B: Plants rare, threatened, or endangered in California, but more common elsewhere

3: Plants about which more information is needed (Review List)

4: Plants of limited distribution (Watch List)

Attachment D – Land Use Plan Policy Matrix

Attachment D – LUP Policy Matrix

No.	Policy	Source
Public Access and Recreation Policies		
2.1	The County will continue to actively protect and defend the public’s constitutionally guaranteed right of physical access to the shoreline.	San Dieguito CP
2.2	Projects with open space shall design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities. Require adjacent residential development to locate their peripheral open space areas next to each other in order to maximize the beneficial effect provided by such a use.	General Plan; San Dieguito CP
2.3	<p>Open space associated with future development intended to be preserved in perpetuity shall either be:</p> <ul style="list-style-type: none"> (1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or (2) Transferred into public ownership of an agency that manages preserved open space. <p>The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.</p>	General Plan LU 6.8
2.4	Enhance health and safety and conserve natural resources through the preservation of open space.	San Dieguito CP
2.5	Provide recreational opportunities through the preservation of open space.	San Dieguito CP
2.6	Preserve publicly and privately owned open space easements.	San Dieguito CP
2.7	New facilities in or adjacent to protected open space areas shall be limited to only those improvements that provide or enhance public access or recreation activities. Accessibility improvements may be permitted when sited and designed to minimize adverse impacts to public access, visual resources, Environmentally Sensitive Habitat Area (ESHA), and marine resources. Any permitted structures shall be the alternative with the least impact on coastal resources, access and recreation, the minimum size necessary, and shall provide any necessary mitigation.	Policy based on LCP Guidance document
2.8	The County shall not close, abandon, or render unusable by the public any existing access-ways which the County owns, operates, maintains, or is otherwise responsible for without first obtaining a site development permit unless it is determined to be necessary on a temporary basis for public safety. Any access-ways which the County or any other managing agency or organization determines cannot be maintained or operated in a condition suitable for public use shall be offered to another public agency or qualified private association that agrees to open and maintain the access-way for public use.	Policy based on LCP Guidance document
2.9	Recreation and access opportunities at existing public parks shall be protected, and where feasible, enhanced as an important coastal resource. Public parks should maintain lower-cost parking fees (if any), and maximize hours of use to the extent feasible, in order to maximize public access and recreation opportunities.	Policy based on LCP Guidance document
2.10	Public access-ways and trails to the shoreline and public parklands shall be a permitted use in all land use and zoning designations. Where there is a future offer to dedicate, easement, or deed restriction for lateral, vertical or trail access or related support facilities e.g. parking, the County shall encourage the construction of necessary access improvements to allow the access-ways to be opened and operated for its intended public use.	Best practices and literature review

No.	Policy	Source
2.11	Changes to existing public access ways required as part of an existing Coastal Permit shall not allow a reduction in access. Any such changes to public access would be required to be reviewed through a Coastal Permit amendment process.	Best practices and literature review
2.12	New subdivisions shall not include gates, guardhouses, or other features that would limit existing public access points.	Best practices and literature review
2.13	Public parking shall not be discouraged through the use of unauthorized "no parking" signs placed on public or private property.	Policy based on LCP Guidance document
2.14	Maintain public access to key points of interest in and adjacent to the coastal zone through La Orilla Trailhead, the San Dieguito Park, Manchester Avenue, and Lomas Santa Fe.	Policy based on LCP Guidance document
2.15	Explore opportunities for new points of land and water access adjacent to San Elijo Lagoon Ecological Reserve, where several parcels containing land use and zoning designations for open space or preserve currently exist.	Policy based on LCP Guidance document
2.16	The County shall undertake planning efforts that promote infill and redevelopment of uses that accommodate walking and biking within communities.	General Plan LU 5.4
2.17	The County will support increased public transportation service and funding in relation to the County's Coastal Zone within the unincorporated County boundary.	San Dieguito CP
2.18	The County shall provide a range of trail lengths and types, including long distance trails, short distance trails, and loop experiences. Where possible, trails should provide coastal access and connect with other public trail systems, such as the California Coastal Trail, points of interest or transit facilities.	Best practices and literature review
2.19	A network of multi-use trails shall be located along natural scenic areas, (e.g. Escondido Creek and San Elijo Lagoon) where possible. Trails shall be continuous and shall connect into existing and proposed adjacent trails, such as the California Coastal Trail, in the surrounding area.	Best practices and literature review
2.20	Safely separate pedestrian, bicycle and vehicular traffic when these modes share rights-of-way, as feasible.	San Dieguito CP
2.21	Establish and maintain a separate system of hiking trails, bicycle paths and equestrian trails from which motorized vehicles will be banned.	San Dieguito CP
2.22	The County will support the development of additional bicycle facilities in the County's Coastal Zone, with the construction of bicycle routes on El Camino Real from the San Diego City Boundary to Linea Del Cielo, and on Linea Del Cielo Drive from San Valley Road to El Camino Real.	San Dieguito CP
2.23	Provide a network of trails for horseback riding, biking, and hiking; and minimize the cost of the trail system by utilizing floodplains, existing trails, public lands and major utility rights-of-way.	San Dieguito CP
2.24	When locating specific trail segments, locations that avoid significant impacts to sensitive environmental resources shall be prioritized.	Best practices and literature review
2.25	The County shall identify trail routes that enhance public access and connectivity while recognizing the concerns of private property owners, safety requirements, and land use concerns and environmental protection goals.	Best practices and literature review
2.26	The provision of bicycle and other Complete Streets improvements on County Mobility Element roads within the Coastal Zone shall be maximized to provide a safe and continuous bicycle and pedestrian network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.	General Plan M 11.3
2.27	The County shall promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location.	General Plan M 11.7
2.28	Provide and expand the variety of trail experiences that provide recreational opportunities, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.	General Plan M 12.2

No.	Policy	Source
2.29	Trail opportunities shall be promoted by obtaining easements, dedications, license agreements, or joint-use agreements from other government agencies and public and semi-public agencies.	General Plan M 12.6
2.30	Specific trail segments shall be sited, designed, and maintained to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the Draft North County Multiple Species Conservation Plan (MSCP) preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.	General Plan M 12.9
2.31	Trail route design shall meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.	General Plan M 12.10
2.32	Manage, operate and maintain trails so that proper use is encouraged, and user safety, resource conditions, the environment, and adjacent land uses are not compromised. Public access to natural and cultural (where allowed) resources shall be provided through effective planning that conserves the County's native wildlife, enhances and restores a continuous network of connected habitat and protects water and cultural resources.	General Plan COS 23.1
2.33	The County shall provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.	General Plan COS 21.1
2.34	Park design shall reflect community character and identity, incorporate local natural and cultural landscapes and features, and consider the surrounding land uses and urban form and cultural and historic resources.	General Plan COS 21.3
2.35	Public parks shall be connected to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.	General Plan COS 21.5
2.36	The County shall provide local park facilities that are appropriate for the individual neighborhoods and communities in which they are located. The development of public recreation facilities shall be encouraged throughout the County's Coastal Zone.	San Dieguito CP
2.37	Retention of existing, lower cost visitor serving and recreation facilities, including overnight accommodations, shall be encouraged and lower cost overnight accommodations shall be protected.	Best practices and literature review
2.38	<p>County Department of Public Works is responsible for maintenance of designated pathways within County right-of-way. Maintenance guidelines shall include:</p> <ul style="list-style-type: none"> • Keeping the pathway free of weeds, brush, rocks, or other obstructions. • Trimming trees and other vegetation to maintain a minimum vertical (overhead) clearance in accordance with County policy and standards. • Repairing erosion in a timely manner by grading, placement of new base material, or installing engineered drainage controls. • Ensuring driveway approaches crossing designated pathways have a natural or rough surface; and enforcing the removal of non-permitted polished or slick surfaces. 	Best practices and literature review
2.39	Trails will be maintained at or near original or intended standards. This includes numerous efforts ranging from mowing and brush removal to replacement of damaged signs to reconstruction of the trail.	Best practices and literature review
2.40	For any new development adjacent to, or within 100 feet of a public park, beach, trail, or recreation area, notice of proposed developments shall be provided, as applicable, to the San Elijo Lagoon Conservancy and the California Department of Parks and Recreation for their review with regard to potential impacts to public access, recreation, environmentally sensitive habitat and any other sensitive environmental resources.	Best practices and literature review
2.41	The County shall coordinate with the California Department of Parks and Recreation, the San Elijo Lagoon Conservancy, and Caltrans to provide a comprehensive signage program to identify public parks, trails and accessways.	Best practices and literature review

No.	Policy	Source
2.2.42	New development shall provide off-street parking sufficient to serve the approved use in order to minimize impacts to public street parking available for coastal access and recreation.	Best practices and literature review
2.43	The implementation of restrictions on public parking, which would impede or restrict public access to beaches, trails or parklands, (including, but not limited to, the posting of “no parking” signs, red curbing, physical barriers, imposition of maximum parking time periods, and preferential parking programs) shall be prohibited except where such restrictions are needed to protect a documented threat to public safety and where no other feasible alternative exists to provide public safety. Where feasible, an equivalent number of public parking spaces should be provided nearby as mitigation for impacts to coastal access and recreation.	Best practices and literature review
Environmentally Sensitive Habitats Policies		
3.1	ESHAs are areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. ESHAs are shown on the LUP ESHA Maps. The ESHAs in the County's Coastal Zone are shown in Figure 11. Regardless of whether streams and watercourses are designated as ESHA, the policies and standards in the LCP applicable to ESHA shall apply.	Best practices and literature review
3.2	The diking, filling, or dredging of wetlands and watercourses may be permitted in accordance with all policies of the LCP, where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following: (a) Restoration purposes. (b) Nature study or similar resource dependent activities. (c) Incidental public service purposes.	Best practices and literature review
3.3	If a Multi-Species Conservation Plan (MSCP) or other similar habitat plan is prepared in the future that includes lands within the County's Coastal Zone, it shall be submitted to the Coastal Commission for certification as an amendment to the LCP.	Best practices and literature review
3.4	The LUP ESHA Maps shall be reviewed every ten years and updated to reflect current information, including information on rare, threatened, or endangered species. Areas subject to habitat restoration projects shall also be considered for designation as ESHA. Revisions to the map depicting ESHA shall be treated as LCP amendments and shall be subject to the approval of the CCC.	Best practices and literature review
3.5	If a site-specific biological study contains substantial evidence that an area previously mapped as ESHA does not contain habitat that meets the definition of ESHA, the County Planning & Development Services Director shall review all available site-specific information to determine if the area in question should no longer be considered ESHA and not subject to the ESHA protection policies of the LUP. If the area is determined to be adjacent to ESHA, LUP ESHA buffer policies shall apply. The County Planning & Development Services Director shall provide recommendations to the County Board of Supervisors as to the ESHA status of the area in question. If the Board of Supervisors finds that an area previously mapped as ESHA does not meet the definition of ESHA, a modification shall be made to the LUP ESHA Maps, as part of an LCP map update and LCP Amendment. If an area is not ESHA or ESHA buffer, LCP policies and standards for protection of ESHA and ESHA buffer shall not apply and development may be allowed (consistent with other LCP requirements) after the ESHA map and LCP has been amended.	Best practices and literature review

No.	Policy	Source
3.6	<p>Wetlands shall be defined and delineated consistent with the definitions of the Coastal Act and the Coastal Commission Regulations, as applicable, and shall include, but not be limited to, lands within the coastal zone which may be covered periodically or permanently with shallow water and include freshwater, brackish and saltwater marshes, swamps, bogs, and fens shall be designated as wetland. Any unmapped areas that meet these criteria are wetlands and shall be accorded all of the protections provided for wetlands in the LCP. Wetland shall be further defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands.</p>	Best practices and literature review
3.7	<p>Applications for new development within, or adjacent to wetlands shall include evidence of the preliminary approval of the California Department of Fish and Wildlife, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and other resource management agencies, as applicable.</p>	Best practices and literature review
3.8	<p>The biological productivity and the quality of wetlands shall be protected and, where feasible, restored.</p>	Best practices and literature review
3.9	<p>Any area not designated on the LUP ESHA Maps that meets the ESHA criteria is ESHA and shall be accorded all the protection provided for ESHA in the LCP. The following areas shall be considered ESHA, unless there is compelling site-specific evidence to the contrary:</p> <ul style="list-style-type: none"> (a) Any habitat area that is rare or especially valuable from a local, regional, or statewide basis (b) Areas that contribute to the viability of plant or animal species designated as rare, threatened, or endangered under State or Federal law. (c) Areas that contribute to the viability of species designated as Fully Protected or Species of Special Concern under State law or regulations. (d) Areas that contribute to the viability of plant species for which there is compelling evidence of rarity, for example, those designated by the California Native Plant Society as 1B (Rare or endangered in California and elsewhere), or as 2B (rare, threatened or endangered in California but more common elsewhere). 	Best practices and literature review
3.10	<p>ESHA shall be protected against significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.</p>	Best practices and literature review
3.11	<p>Public access-ways and trails are considered resource dependent uses. New access-ways and trails located within or adjacent to ESHA shall be sited to minimize impacts to ESHA to the maximum extent feasible and in general should be located around the periphery of sensitive habitat areas. Measures, including but not limited to signage, placement of boardwalks, and limited fencing shall be implemented as necessary to protect ESHA.</p>	Best practices and literature review

No.	Policy	Source
3.12	If the application of the policies and standards contained in this LCP regarding use of property designated as ESHA or ESHA buffer, including the restriction of ESHA to only resource-dependent use, would likely constitute a taking of private property without just compensation, then a use that is not consistent with the ESHA provisions of the LCP shall be allowed on the property, provided such use is consistent with all other applicable policies of the LCP, the approved project is the alternative that would result in the fewest or least significant impacts, and it is the minimum amount of development necessary to avoid a taking of private property without just compensation. In such a case, the development shall demonstrate the extent of ESHA on the property and include mitigation, for unavoidable impacts to ESHA or ESHA buffers from the removal, conversion, or modification of natural habitat for new development, including required fuel modification and brush clearance. Mitigation shall not substitute for implementation of a feasible project alternative that would avoid adverse impacts to ESHA.	Best practices and literature review
3.13	New development shall be sited and designed to avoid impacts to ESHA. For development permitted pursuant to Policy 3.14, if there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts shall be selected. Impacts to ESHA that cannot be avoided through the implementation of siting and design alternatives shall be fully mitigated, with priority given to on-site mitigation. Off-site mitigation measures shall only be approved when it is not feasible to fully mitigate impacts on-site or where off-site mitigation is more protective. Mitigation shall not substitute for implementation of the project alternative that would avoid impacts to ESHA. Mitigation for impacts to ESHA shall be provided at a 3:1 ratio.	Best practices and literature review
3.14	Mitigation measures for impacts to ESHA that cannot be avoided through the implementation of siting and design alternatives, including habitat restoration and/or enhancement shall be monitored for a period of no less than five, and no more than ten years following completion. Specific mitigation objectives and performance standards shall be designed to measure the success of the restoration and/or enhancement, and compared against an appropriate reference site, where feasible. Adaptive management techniques shall be implemented if necessary. Monitoring reports shall be provided to the County annually and at the conclusion of the monitoring period that document the success or failure of the mitigation. If performance standards are not met by the end of five years, the applicant may request that the monitoring period be extended until the standards are met. However, if at any time after five years the applicant concludes that performance standards cannot be met, or if ten years have elapsed and performance standards have still not been met, the applicant shall submit an amendment proposing alternative mitigation measures.	Best practices and literature review
3.15	ESHA shall be protected and, where feasible, enhanced. Where pedestrian access through ESHA is permitted, well-defined footpaths or other means of directing use and minimizing adverse impacts shall be used. Nesting and roosting areas for sensitive birds such as coastal California gnatcatcher, least Bell's vireo, and Belding's savannah sparrow, shall be protected by means, which may include, but are not limited to, fencing, signing, or seasonal access restrictions.	Best practices and literature review
3.16	Mosquito abatement within or adjacent to ESHA shall be limited to the implementation of the minimum measures necessary to protect human health, and shall minimize adverse impacts to ESHA.	Best practices and literature review
3.17	Wildfire burn areas shall be allowed to revegetate naturally, except where re-seeding is necessary to minimize risks to public health or safety. Where necessary, reseeding shall utilize a mix of native plant seeds appropriate for the site and collected in a similar habitat within the same geographic region, where feasible. Wildfire burn areas that were previously subject to fuel modification or brush clearance for existing structures, pursuant to the requirements of the Fire Authority Having Jurisdiction, may be revegetated to pre-fire conditions using appropriate native propagules.	Best practices and literature review

No.	Policy	Source
3.18	Interpretive signage may be placed in ESHA to provide information to the public about the value and need to protect sensitive natural resources.	Best practices and literature review
3.19	Where the required initial site inventory indicates the presence or potential for wetland species or indicators, the County shall require the submittal of a detailed biological study of the site, with the addition of a delineation of all wetland areas on the project site. Wetland delineations shall be based on the definitions contained in Section 13577(b) of Title 14 of the California Code of Regulations.	Best practices and literature review
3.20	Where site-specific analysis indicates that a parcel contains natural slopes exceeding 25 percent grade, site development plan submittal requirements shall be submitted in compliance with the County's Resource Protection Ordinance which regulates development on steep slopes.	Best practices and literature review
3.21	Limit development in steep hillside areas to minimize potential impacts on native plant and animal species and protect native habitat.	Best practices and literature review
3.22	Limit redevelopment and development in environmentally sensitive areas, such as upland slopes and watershed areas draining to watercourses and water bodies downstream to activities supporting the preservation of these watercourses and water bodies.	Best practices and literature review
3.23	Development adjacent to ESHAs shall minimize impacts to habitat values or sensitive species to the maximum extent feasible. Native vegetation buffer areas shall be provided around ESHAs to serve as transitional habitat (not fire protection zones) and provide distance and physical barriers to human intrusion. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect. All buffers around (non-wetland) ESHA shall be a minimum of 100 feet in width, or a lesser width may be approved by Planning & Development Services and the Fire Marshal. However, in no case can the buffer size be reduced to less than 50 feet.	Best practices and literature review
3.24	New development adjacent to parklands or conservation areas, where the purpose of the park is to protect the natural environment and ESHA, shall be sited and designed to minimize impacts to habitat and recreational opportunities, to the maximum extent feasible. Natural vegetation buffer areas shall be provided around parklands. Buffers shall be of a sufficient size to prevent impacts to parkland resources, but in no case shall they be less than 50 feet in width.	Best practices and literature review
3.25	New development, including, but not limited to, vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted in ESHA, ESHAQ buffer areas, or park buffer areas. Habitat restoration and invasive plant eradication may be permitted within required buffer areas if designed to protect and enhance habitat values.	Best practices and literature review
3.26	Required buffer areas shall extend from the outer edge of the tree or shrub canopy of ESHA.	Best practices and literature review
3.27	Modifications to required development standards that are not related to ESHA protection (street setbacks, height limits, etc.) shall be permitted where necessary to avoid or minimize impacts to ESHA.	Best practices and literature review
3.28	Protection of ESHA and public access shall take priority over other development standards and where there is any conflict between general development standards and ESHA and/or public access protection, the standards that are most protective of ESHA and public access shall have precedence, except where health and safety codes prevail.	Best practices and literature review
3.29	Permitted development located within or adjacent to ESHA and/or parklands that can adversely impact those areas shall include open space or conservation restrictions or easements over ESHA, ESHA buffer, or parkland buffer in order to protect resources.	Best practices and literature review

No.	Policy	Source
3.30	<p>Channelization or other substantial alterations of streams shall be prohibited except for:</p> <ol style="list-style-type: none"> 1. Necessary water supply projects where no feasible alternative exists; 2. Flood protection for existing development where there is no other feasible alternative; or 3. The improvement of fish and wildlife habitat. <p>Any channelization or stream alteration permitted for one of these three purposes shall minimize impacts to coastal resources, including the depletion of groundwater, and shall include maximum feasible mitigation measures to mitigate unavoidable impacts. Bioengineering alternatives shall be preferred for flood protection over "hard" solutions such as concrete or riprap channels. Limit channelization of Escondido Creek, unless necessary to protect existing development or for flood control. Ongoing maintenance and clearing as necessary to protect existing structures in the flood plain, and incorporating any necessary mitigation measures maintaining Escondido Creek in a manner that protects flood capacity while enhancing open space and habitat value over the long term.</p>	Best practices and literature review
3.31	Restrict and regulate development or land alteration draining into a coastal lagoon or wetland area to protect important water quality and biological resources.	Best practices and literature review
3.32	<p>Identification of wetland acreage through a wetland delineation report that identifies onsite wetlands consistent with the Coastal Act's wetland definition shall precede any consideration of use or development on sites where wetlands are present or suspected. With the exception of development for the primary purpose of the improvement of wetland resource value, all public and private use and development proposals which would intrude into, reduce the area of, or reduce the resource value of wetlands shall be subject to alternatives and mitigation analyses, and shall be limited to those uses listed in Policy 3.35. Practicable project and site development alternatives which involve no wetland intrusion or impact shall be preferred over alternatives which involve intrusion or impact. Wetland mitigation, replacement or compensation shall not be used to offset impacts or intrusion avoidable through other practicable project or site development alternatives.</p>	Best practices and literature review
3.33	<p>Where wetland fill or development impacts are permitted in wetlands in accordance with the Coastal Act and any applicable LCP policies, mitigation measures shall include, at a minimum, creation or substantial restoration of wetlands of the same type lost. Adverse impacts will be mitigated at a ratio of 4:1 for all types of wetland, and 3:1 for non-wetland riparian areas. Replacement of wetlands on-site or adjacent to the project site, within the same watershed, shall be given preference over replacement off-site or within a different watershed. Areas subjected to temporary wetland impacts shall be restored to the pre-project condition at a 1:1 ratio. Temporary impacts are disturbances that last less than 12 months and do not result in the physical disruption of the ground surface, death of significant vegetation within the development footprint, or negative alterations to wetland hydrology.</p>	Best practices and literature review

No.	Policy	Source
3.34	<p>Provide a buffer of at least 100 feet in width from the upland edge of wetlands and at least 50-feet in width from the upland edge of riparian habitat. Where oak woodland occurs adjacent to the wetland, the wetland buffer shall include the entirety of the oak habitat (not to exceed 200 feet in width). Buffers should take into account and adapt for rises in sea level. Under this policy, the CDFW, USFWS, and USACE must be consulted in such buffer determinations and in some cases; the required buffer could be greater than 100 feet.</p> <p>Uses and development within buffer areas shall be limited to minor passive recreational uses, with fencing, desiltation or erosion control facilities, or other improvements deemed necessary to protect the habitat, to be located in the upper (upland) half of the buffer area; however, water quality features required to support new development shall not be constructed in wetland buffers. All wetlands and buffers identified and resulting from development and use approval shall be permanently conserved or protected through the application of an open space easement or other suitable device. All development activities, such as grading, buildings and other improvements in, adjacent to, or draining directly to a wetland must be located and built so they do not contribute to increased sediment loading of the wetland, disturbance of its habitat values, or impairment of its functional capacity.</p>	Best practices and literature review
3.35	<p>In some cases, smaller buffers may be appropriate, when conditions of the site as demonstrated in a site specific biological survey, the nature of the proposed development, etc. show that a smaller buffer would provide adequate protection. In such cases, the CDFW must be consulted and agree that a reduced buffer is appropriate and the County, or Coastal Commission on appeal, must find that the development could not be feasibly constructed without a reduced buffer. However, in no case shall the buffer be less than 50 feet, excluding fuel modification zones.</p>	Best practices and literature review
3.36	<p>New development shall be sited and designed to minimize impacts to coastal resources by:</p> <ol style="list-style-type: none"> 1. Minimizing grading and landform alteration; 2. Minimizing the removal of natural vegetation, both that required for the building pad or driveway, as well as, the required fuel modification around structures; 3. Locate accessory structures within the approved development area and cluster structures to minimize the need for fuel modification; 4. Minimizing the length of the access road or driveway, except where a longer roadway can be demonstrated to avoid or be more protective of resources. Access roads and driveway lengths must comply with fire code requirements; 5. Grading for access roads and driveways should be minimized; the standard for new on-site access roads shall be a maximum of 300 feet or one-third the parcel depth, whichever is less. Longer roads may be allowed on approval of the Planning Commission or Coastal Commission on appeal, if the determination can be made that adverse environmental impacts will not be incurred. Such approval shall constitute a conditional use to be processed consistent with the LIP provisions; 6. Limiting earthmoving operations during the rainy season to prevent soil erosion, stream siltation, reduced water percolation, and increased runoff; 7. Prevent net increases in baseline flows for any receiving waterbody; 8. Minimizing impacts to water quality. 	Best practices and literature review

No.	Policy	Source
3.37	<p>Cut and fill slopes and other areas disturbed by construction activities (including areas disturbed by fuel modification or brush clearance) shall be landscaped or revegetated at the completion of grading. Landscape plans shall provide that:</p> <ol style="list-style-type: none"> 1. Plantings shall be native, non-invasive drought-tolerant and fire resistant plant species, and consistent with existing natural vegetation and natural habitats on the site, except as noted below; 2. Invasive plant species that tend to supplant native species and natural habitats shall be prohibited; 3. Non-invasive ornamental plants and lawn may be permitted in combination with native, drought-tolerant and fire resistant species within the irrigated zone(s) required for fuel modification nearest approved residential structures; 4. Landscaping or revegetation shall provide 90 percent coverage within five years, or that percentage of ground cover demonstrated locally appropriate for a healthy stand of the particular native vegetation type chosen for restoration. Landscaping or revegetation that is located within any required fuel modification thinning zone shall provide 60 percent coverage within five years; 5. Any landscaping or revegetation shall be monitored for a period of at least five, and no more years than ten years following the completion of planting. Performance criteria shall be designed to measure the success of the plantings. Adaptive management techniques shall be implemented if necessary. If performance standards are not met by the end of five years, the applicant may request that the monitoring period be extended up to an additional five years until the standards are met. However, if at any time after five years the applicant concludes that performance standards cannot be met, or if ten years have elapsed and performance standards have still not been met, the applicant shall submit an amendment proposing alternative mitigation measures. 	Best practices and literature review
3.38	<p>New development shall be sited and designed to preserve oak, sycamore, alder, willow, toyon, or other native trees that are not otherwise protected as ESHA. Removal of native trees shall be prohibited except where no other feasible alternative exists. Structures, including roads or driveways, shall be sited to prevent any encroachment into the root zone and to provide an adequate buffer outside of the root zone of native trees, which can extend well beyond the tree canopy, of individual native trees in order to allow for future growth.</p>	Best practices and literature review
3.39	<p>New development on sites containing native trees shall include a tree protection plan.</p>	Best practices and literature review
3.40	<p>Where the removal of native trees cannot be avoided through the implementation of project alternatives or where development encroachments into the protected zone of native trees result in the loss or worsened health of the trees, mitigation measures shall include, at a minimum, the planting of replacement trees on-site with trees of comparable size, if suitable area exists on the project site, at a ratio of 1:1 for every tree removed. Where onsite mitigation is not feasible, off-site mitigation shall be provided through planting replacement trees. The number of replacement trees allowed to be planted within a fire hazard severity zone shall be approved by the Fire Marshal. Proper spacing of tree trunks and canopies will be maintained in accordance with the Fire Code for trees in this zone. Any new or replacement tree planted in this zone shall be fire resistive and on the Planning and Fire Department approved planting list.</p>	Best practices and literature review

No.	Policy	Source
3.41	<p>Impacts to ESHA will be prohibited except where no other feasible alternative exists. Where ESHA impacts are permitted in accordance with the Coastal Act and any applicable LCP policies, adverse impacts will be mitigated at the following ratios:</p> <ul style="list-style-type: none"> • 1:1 for native tree replacement (e.g. oaks, walnut, sycamore), for a tree of comparable size. • 4:1 for wetlands • 3:1 for riparian habitats • 3:1 for other habitats that support state or federal rare, threatened, or endangered species, species of special concern or CNPS 1b or 2 listed plants • 2:1 for coastal sage scrub not occupied by listed species. <p>Areas subjected to temporary upland habitat impacts shall be restored to the pre-project condition at a 1:1 ratio. Temporary impacts are disturbances that last less than 12 months, and do not result in the physical disruption of the ground surface, death of significant vegetation within the development footprint, or negative alterations to wetland hydrology.</p>	Best practices and literature review
3.42	<p>New development shall include an inventory conducted by a qualified biologist of the plant and animal species present on the project site. If the initial inventory indicates the presence or potential for sensitive species or habitat on the project site, a detailed biological study shall be required. Sensitive species are those listed in any of three categories: federally listed, state listed, and California Native Plant Society (CNPS) categories 1B and 2.</p>	Best practices and literature review
3.43	<p>For development in locations known, or determined by environmental review, to potentially have breeding or nesting sensitive or migratory bird species, or other sensitive amphibian, reptilian or mammalian species, two weeks prior to any scheduled development, a qualified biological monitor shall conduct a preconstruction survey of the site and within 600 feet of the project site. Sensitive bird species are those species designated “threatened” or “endangered” by state or federal agencies, California Species of Special Concern, California Fully Protected Species, raptors, and large wading birds. In addition, surveys must be conducted every two weeks for sensitive nesting birds during the breeding season. If nesting sensitive birds are detected at any time during the breeding season, the California Department of Fish and Wildlife shall be notified and an appropriate disturbance set-back will be determined and imposed until the young-of-the-year are no longer reliant upon the nest. The set-back or buffer shall be no less than 100 feet.</p>	Best practices and literature review
3.44	<p>The County should coordinate with the CDFW and USFWS, NMFS, and other resource management agencies, as applicable, in the review of development applications in order to ensure that impacts to ESHA and marine resources, including rare, threatened, or endangered species, are avoided and minimized.</p>	Best practices and literature review
3.45	<p>The County shall encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.</p>	General Plan COS 5.4
3.46	<p>All new development must submit plans for landscaping that complies with the County’s Landscaping and Water Efficient Design Ordinance in order to comply with water conservation and drought tolerant species goals.</p>	Best practices and literature review
Water Resources Policies		
4.1	<p>Development projects shall be required to avoid impacts to the water quality in local reservoirs, groundwater resources, recharge areas, watersheds, and other local water sources.</p>	General Plan COS 5.5

No.	Policy	Source
4.2	New or expanded uses in floodways shall be limited to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels or substantially interfere with flood flows during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset any such harm, to the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, or public infrastructure when no feasible alternative exists.	General Plan S 10.1
4.3	The use of natural channels for County flood control facilities shall be required except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.	General Plan S 10.2
4.4	The County shall ensure development within the County’s Coastal Zone complies with the County’s Watershed Protection Ordinance (WPO) and Best Management Practices (BMP) Design Manual.	Best practices and literature review
4.5	<p>Development within the County’s Coastal Zone shall consider and implement the following criteria, as applicable, in respect to watershed impacts:</p> <ul style="list-style-type: none"> (a) Mitigate any unavoidable losses of wetlands, including its habitat functions and values; (b) Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species; (c) Reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County’s dependence on imported water and conserve groundwater resources; (d) Implement efficient irrigation systems and the use of native plant species and non-invasive drought/tolerant/low water use plants in landscaping; (e) Maximize natural drainage patterns and retention/use of natural vegetation and pervious surfaces to maximize metered stormwater absorption, filtration, and/or infiltration. This provision shall not apply where documentation has been provided that demonstrates that infiltration practices will cause septic system failures, compromise structure foundations or result in moisture damage, and/or other problems; (f) Development with high potential to contaminate groundwater shall implement best management practices and measures to protect water supply sources; (g) The use of recycled water and gray water systems shall be promoted, where feasible. The use of recycled water shall be restricted in instances when it increases salt loading in reservoirs; (h) Development shall be required to provide necessary on- and off-site improvement to stormwater runoff and drainage facilities. 	General Plan COS Element

No.	Policy	Source
4.6	<p>Source Control BMPs must be implemented for all development projects, where applicable and feasible, as defined in County Watershed Protection Ordinance Section 67.811(a)(4). The Source Control BMPs may include:</p> <ul style="list-style-type: none"> (a) Prevention of illicit discharges into the stormwater conveyance system; (b) Stenciling and marking of all storm drains in accordance with the BMP Design Manual; (c) Protection of all outdoor material storage areas from rainfall, run-on, runoff; and wind dispersal; (d) Protection of materials stored in outdoor work areas from rainfall, run-on, runoff, and wind dispersal; (e) Protection of trash storage areas from rainfall, run-on, runoff, and wind dispersal; (f) Implementation of additional BMPs as the County determines necessary to minimize pollutant generation. 	Best practices and literature review
4.7	<p>Minimize water quality impacts during construction by minimizing erosion and sedimentation, minimizing the discharge of other pollutants resulting from construction activities, and minimizing land disturbance and soil compaction. New development shall include construction phase erosion control and polluted runoff control plans. These plans shall specify BMPs that will be implemented to minimize erosion and sedimentation provide adequate sanitary and waste disposal facilities and prevent contamination of runoff by sediment, construction chemicals and materials.</p>	Best practices and literature review
4.8	<p>At a minimum, the County shall apply regulations approved by the RWQCB intended to preserve the natural drainage and the hydrologic cycle. The County shall impose conditions on development that will minimize land disturbance, encourage infiltration and minimize the introduction of pollutants into coastal waters.</p>	Best practices and literature review
4.9	<p>Development involving onsite wastewater discharges shall be consistent with the LCP as well as the rules and regulations of the San Diego RWQCB, including Waste Discharge Requirements, revised waivers and other regulations that apply.</p>	Best practices and literature review
4.10	<p>All new development and redevelopment, public and private, shall meet or exceed the storm water standards of the County of San Diego through the WPO, RWQCB, and the State of California, with regard to storm water runoff and other polluted runoff.</p>	Best practices and literature review
4.11	<p>New development and redevelopment shall not result in the degradation of the water quality of groundwater basins or coastal surface waters including the ocean, coastal streams, or wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely impact groundwater, the ocean, coastal streams, or wetlands, and are at a minimum, consistent with the requirements of the current RWQCB Municipal Stormwater Permit.</p>	Best practices and literature review
4.12	<p>At a minimum, all new development and redevelopment will implement the site characterization and proposed BMP effectiveness assessment per the County of San Diego BMP Design Manual.</p>	Policy based on LCP Guidance document
4.13	<p>At a minimum, all new development and redevelopment will implement Source Control BMPs per the County of San Diego BMP Design Manual.</p>	Policy based on LCP Guidance document
4.14	<p>The County shall pursue opportunities to actively participate in watershed level planning and management efforts directed towards reducing storm water and urban runoff impacts to water quality and related resources, including restoration efforts and regional mitigation, monitoring and public education programs. Such efforts will involve coordination with other local governments, applicable resource agencies and stakeholders in the surrounding areas. The County shall participate in the respective watershed groups as defined by the RWQCB to assist neighboring jurisdictions in developing and implementing the Watershed Urban Runoff Management Program (WURMP). The WURMP shall be amended from time to time as required by the RWQCB.</p>	Best practices and literature review

No.	Policy	Source
4.15	<p>The County will support and participate in watershed based planning efforts with the adjacent cities of City of Encinitas, City of Solana Beach, and City of San Diego, and the RWQCB. Watershed planning efforts shall be facilitated by helping to:</p> <ul style="list-style-type: none"> • Pursue funding to support the development of watershed plans; • Identify priority watersheds where there are known water quality problems or where development pressures are greatest; • Assess land uses in the priority areas that degrade coastal water quality; • Ensure full public participation in the plan’s development. 	Best practices and literature review
4.16	<p>In planning, siting, designing, constructing, and maintaining grounds, landscapes, and structures owned and managed by the County, site objectives should include management and maintenance practices that protect and enhance natural ecosystems. All landscaping must be in compliance with the County’s Landscape Ordinance and Water Efficient Design Manual. County grounds designers, planners, managers, crews, and their contractors should give priority to:</p> <ul style="list-style-type: none"> • Practicing the principles of Integrated Pest Management including the reduced use of pesticides and rodenticides; • Selecting and using fertilizers that minimize negative impacts on soil organisms and aquatic environments; • Designing new and renovating existing landscaped areas to suit the site conditions, protect water quality, and support sustainable maintenance; • Using drought-tolerant native and non-invasive plant species; • Incorporating low impact development design techniques. 	Best practices and literature review
4.17	<p>When development that requires a grading permit or local Storm Water Pollution Prevention Plan (SWPPP) shall include landscaping and re-vegetation of graded or disturbed areas. Any landscaping that is required to control erosion shall use native or drought-tolerant noninvasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation. Where irrigation is necessary, efficient irrigation practices shall be required, such as drip irrigation. Landscaping maintenance and irrigation shall be designed and built to avoid or minimize dry weather runoff and shall utilize micro-spray and drip irrigation technology.</p>	Best practices and literature review
4.18	<p>New development shall include post-development phase drainage and polluted runoff control plans. These plans shall specify site design, source control and treatment control BMPs that will be implemented to minimize post-construction polluted runoff, and shall include the monitoring and maintenance plans for these BMPs.</p>	Best practices and literature review
4.19	<p>Development must be designed to avoid or minimize to the maximum extent feasible, the introduction of pollutants of concern into coastal waters. To meet the requirement to minimize “pollutants of concern,” new development shall incorporate a BMP or a combination of BMPs best suited to reduce pollutant loading to the maximum extent feasible.</p>	Best practices and literature review
4.20	<p>Ensure that sewer trunk extensions, treatment plants, ocean outfalls, and development which may be served by these facilities, will not result in any adverse impact upon the environment.</p>	San Dieguito CP
4.21	<p>Encourage optimum water and sewage reclamation, water conservation, recharging of underground waters, and the use of natural channels for transporting water.</p>	San Dieguito CP
4.22	<p>Comply with setbacks and buffers from all watercourses to protect property, improve water quality, and enhance the aesthetic beauty of the riparian environment.</p>	San Dieguito CP
4.23	<p>Natural conditions of drainage should be preserved and any changes to the natural contours shall be minimized and shall not cause damage to nearby properties.</p>	San Dieguito CP

No.	Policy	Source
4.24	All grading plans shall include preparation for an installation of landscaping and shall comply with the County’s Landscape and Water Efficient Design Ordinance which requires drought tolerant landscaping.	San Dieguito CP
4.25	Grading permits shall be issued at the same time as building permits to minimize erosion.	San Dieguito CP
4.26	<p>Requirements for all development projects:</p> <ol style="list-style-type: none"> 1) Follow as applicable the approach and criteria described in the State Water Resources Control Board General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities at a minimum. 2) Except as noted in Section 67.81 I(b), submit a Standard Stormwater Quality Management Plan (SWQMP), with an application for a County permit or other County approval, identifying the measures that will be used for stormwater and non-stormwater management for the project consistent, at a minimum, with the County Best Management Practices (BMP) Design Manual. 3) General Requirements. BMPs shall be designed, constructed and maintained as follows: <ol style="list-style-type: none"> (A) Onsite BMPs must be located so as to remove pollutants from runoff prior to its discharge to any receiving waters, and as close to the source as possible; (B) Structural BMPs may not be constructed in receiving waters; and (C) Onsite BMPs must be designed and implemented with measures to avoid the creation of nuisance or pollution associated with vectors (e.g., mosquitos, rodents, or flies). 	Best practices and literature review
Agriculture Policies		
5.1	"Non-prime agricultural land" means other coastal agricultural lands that are now in use for crops or grazing, or that are otherwise suitable for agriculture.	Policy based on LCP Update Guide
5.2	<p>Commercial Agriculture means a routine and ongoing enterprise associated with a farm, grove, dairy, or other agricultural business, and shall include:</p> <ol style="list-style-type: none"> 1. The cultivation and tillage of soil; crop rotation; fallowing for agricultural purposes; the production, cultivation, growing, replanting and harvesting of any agricultural commodity including viticulture, vermiculture, apiculture, or horticulture; 2. The raising of livestock, bees, fur bearing animals, fish or poultry, and dairying for sale; 3. Any practices performed by a farmer on a farm as incident to or in conjunction with those farming or grove operations, including the preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market; and 4. Ordinary pasture maintenance and renovation and dry land farming operations consistent with rangeland management and soil disturbance activities. <p>All such activities must be consistent with the economics of commercial agricultural operations and other similar agricultural activities. Commercial Agriculture does not include crops or agriculture for personal consumption.</p>	Policy based on LCP Update Guide

No.	Policy	Source
5.3	<p>Existing agricultural uses within the County’s Coastal Zone shall be encouraged when permitting development under the A70 – Limited Agriculture, RS – Single Family Residential, RR – Rural Residential, and RV – Variable Family Residential Use Regulation designation. To allow for the continued existence of agriculture, such as orchards and small farm activity, within the areas of the Coastal Zone designated as A70 – Limited Agriculture, R, the following shall be required:</p> <p>(a) The concentration of residential and accessory uses on a given lot will be encouraged to maintain the maximum amount of land available for agricultural use; and</p> <p>(b) The visual, natural resource and wildlife habitat values of subject properties and surrounding areas will be maintained. Proposed development would be required to be clustered to avoid or minimize impacts to environmental and other coastal resources, such as natural topography, native vegetation and public views.</p>	Best practices and literature review
5.4	Reclaimed water shall be utilized for irrigation, where feasible.	San Dieguito CP
5.5	The County shall support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands, in accordance with the County Purchase of Agricultural Conservation Easement (PACE) program.	General Plan COS 6.4
5.6	The County shall encourage the involvement and input of the agricultural community in matters relating to trails on or adjacent to agricultural lands.	Best practices and literature review
Scenic and Visual Resources Policies		
6.1	Preserve the scenic and visual qualities of the County’s Coastal Zone, including designated open space areas for conservation and recreation adjacent to the San Elijo Lagoon, San Dieguito Park, mature vegetation, and the rural residential neighborhoods of Stone Bridge, Sun Valley and Vicinity, and surrounding communities. Street trees and vegetation shall be chosen so as not to block views upon maturity.	San Dieguito CP
6.2	A Coastal Permit may only be approved for new development on legally created lots. All applications for new development on a vacant parcel shall provide evidence of the date and method by which the subject parcel was created. If no such evidence can be found, a Coastal Permit shall be sought to establish the legality of the parcel.	Best practices and literature review
6.3	<p>Land divisions, including lot line adjustments, shall be designed to minimize impacts to visual resources by:</p> <ol style="list-style-type: none"> 1. Clustering the building sites to minimize site disturbance and maximize open space; 2. Prohibiting building sites on ridgelines; 3. Minimizing the length of access roads and driveways; 4. Reducing the maximum allowable density in steeply sloping and visually sensitive areas; 5. Minimizing grading and alteration of natural landforms; 6. Landscaping or revegetating all cut and fill slopes, and other disturbed areas at the completion of grading; and 7. Incorporating interim seeding of graded building pad areas, if any, with native plants unless construction of approved structures commences within 30 days of the completion of grading. 	Best practices and literature review
6.4	Subsequent development on a parcel created through a land division shall conform to all provisions of the approved site development permit that authorized the land division or any amendments thereto.	Best practices and literature review

No.	Policy	Source
6.5	<p>The following existing viewing points will be maintained, and where necessary, upgraded:</p> <ol style="list-style-type: none"> 1. Upper parking lot at San Dieguito Park; 2. Pull-off on Linea del Cielo within San Dieguito Park; 3. La Orilla Trailhead, and portions of the trail adjacent to the County’s Coastal Zone; 4. Pine Tower; 5. Hawk’s Nest Tower; and 6. Osuna Overlook Tower 	San Dieguito CP
6.6	<p>Public views to the County’s Coastal Zone and open spaces adjacent to San Elijo Lagoon from major public viewpoints, as identified in Figure 6 of the LUP shall be protected. Development that may affect existing or potential public views shall be designed and sited in a manner that restores, preserves, or enhances designated view opportunities and visual qualities of the site.</p> <p>Locations along public roads, railways, trails, parklands, and beaches that offer views of scenic resources are considered public viewing areas. Road alignments within the County’s Coastal Zone shall minimize alterations to the landscape by following the contours of existing, natural topography such that scenic areas are enhanced. Existing public roads within the County’s Coastal Zone that provide views of the ocean or other scenic resources include:</p> <ul style="list-style-type: none"> • La Bajada to La Noria and El Camino Real • La Noria and El Camino Real • Highland Drive • Lomas Santa Fe Drive and Linea Del Cielo • Sun Valley Road <p>Public viewing areas shall be protected.</p> <p>To protect vista points, the scenic and visual qualities within the County’s Coastal Zone shall be designated as “Critical View Sheds” within which the character of development would be regulated to protect the integrity of the vista points (Figure 6).</p> <p>(a) Critical View Shed areas should meet the following requirements:</p> <ol style="list-style-type: none"> (1) Extend radially for 2,000 feet (610 meters) from the vista point, with the exception of San Dieguito Park, which would be included in its entirety; (2) Include areas upon which development could potentially obstruct, limit, or degrade the view. <p>(b) Development within the Critical View Shed area will be subject to design review as part of any discretionary review and will be based on the following:</p> <ol style="list-style-type: none"> (1) Building height, bulk, roof line and scale should not obstruct, limit or degrade the existing views; (2) Landscaping should not, at maturity, obstruct views; (3) Landscaping should be located to screen adjacent undesirable views (parking lot areas, mechanical equipment etc.). 	San Dieguito CP; Best practices and literature review

No.	Policy	Source
6.7	<p>Development within the County’s Coastal Zone shall be subject to design-review based on the following and in accordance with existing County regulations and ordinances:</p> <ul style="list-style-type: none"> (a) Protection of site topography and steep slopes. (b) Minimize or prevent substantial grading or reconfiguration of the project site. (c) Minimize grading outside of the building footprint. (d) Eliminating flat building pads on slopes and utilizing split level or stepped-pad designs. (e) Requiring that man-made contours mimic the natural contours to and blend with the existing terrain of the site and surrounding area. (f) Clustering structures to minimize site disturbance and to minimize development area. (g) Minimizing height and length of cut and fill slopes. (h) Minimizing the height and length of retaining walls. (i) Cut and fill operations may be balanced on-site, where the grading does not substantially alter the existing topography and blends with the surrounding area. (j) Export of cut material may be required to preserve the natural topography. (k) View orientation and view protection of adjacent properties, including an accurate representation of the development as viewed from at least 3 separated and critical points exterior to the development site and that show the treatment of scenic resources present on the site as related to those resources that are adjacent to the site (Z5 Special Area, 5206.a). (l) Natural site amenities such as trees, rocks, and natural drainage channels. (m) Protection of ridgelines. (n) Preservation of dark skies. (o) Building height, bulk, roof line, and scale should not obstruct, limit, or degrade the existing views. (p) Visual compatibility with the character of surrounding areas. (q) Incorporation of natural features (including mature trees and rock formations) into proposed development and require avoidance of sensitive environmental resources. (r) Minimal removal of native vegetation, and landscape compatibility with existing vegetation. (s) Proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plan materials to the area. Landscaping and plantings should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth. (County of SD Z2 Use Regs, 2341.c.4) Require approval of landscaping plans. 	<p>Policy based on General Plan LU-6.6, San Dieguito CP, best practices, and literature review</p>
6.8	<p>New development on properties visible from public trails in and around San Elijo Lagoon and San Dieguito Park, or other public viewing areas, shall be sited and designed to protect public views of the ridgelines and natural features of the area through measures including, but not limited to, providing setbacks from the slope edge, restricting the building maximum size, reducing maximum height limits, incorporating landscape elements and screening, incorporating earthen colors and exterior materials that are compatible with the surrounding natural landscape (avoiding bright whites and other colors except as minor accents). The use of highly reflective materials shall be prohibited.</p>	<p>Best practices and literature review</p>
6.9	<p>Fences, walls, and landscaping shall not block major public views of scenic resources or views of other public viewing areas.</p>	<p>Best practices and literature review</p>
6.10	<p>The impacts of proposed development on existing public views of scenic resources shall be assessed by the County prior to approval of proposed development or redevelopment to preserve the existing character of established neighborhoods. Existing public views of the ocean and scenic resources shall be protected.</p>	<p>Best practices and literature review</p>

No.	Policy	Source
6.11	Grading should retain the natural appearance of the existing land forms and natural slopes in excess of 25 percent shall be protected from unnecessary grading in accordance with the County's Resource Protection Ordinance.	San Dieguito CP
6.12	Buildings should be designed to fit the existing topography. This can be accomplished by planning single level houses for relatively flat sites, and stepping houses up or down gradually sloped sites where this would not introduce impacts to sensitive habitats, result in geologic instability or impact scenic resources available from public viewing areas.	San Dieguito CP
6.13	Signs shall be prohibited in areas within the County's Coastal Zone with the exception of signs that serve as way-finding and road usage under the County's jurisdiction, temporary real estate signs, and signage allowed through commercial zoning designations. The location, design, number, and size of all other signs must not detract from the visual setting of the County's Coastal Zone, obstruct significant views, nor incur any adverse impact upon the basic character of the community or on property values.	San Dieguito CP
6.14	Exterior lighting (with the exception of traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity features, screened, and directed downward and away from ESHA to minimize impacts on wildlife and limit visibility from any adjoining property or street. Night lighting for any development located adjacent to ESHA, ESHA buffer, or where night lighting would increase illumination in ESHA shall be prohibited.	San Dieguito CP
6.15	The County's Coastal Zone contains limited street lighting in order to preserve the dark night sky as part of the rural residential character. As such, street lighting deemed necessary for traffic safety at road intersections and along streets shall be low level, timed, directed downward, and screened to minimize lighting impacts on the dark sky.	San Dieguito CP
6.16	Utilities shall be constructed and routed underground except in where natural features prevent undergrounding or where safety considerations necessitate above ground construction and routing. Utilities determined to be constructed aboveground shall be done in a manner that minimizes impacts to views and colocation of utilities shall be required where feasible.	Best practices and literature review
6.17	New development, including a building pad, if provided, shall be sited on the flattest area of the project site, except where there is an alternative location that would be more protective of scenic resources or ESHA.	Policy based on LCP Update Guide
6.18	<p>All new structures shall be sited and designed to minimize impacts to scenic resources by:</p> <ul style="list-style-type: none"> • Ensuring visual compatibility with the character of surrounding areas; • Avoiding large cantilevers or under stories; and • Setting back. 	Policy based on LCP Update Guide
Planning, New Development, and Public Works Policies		
7.1	All development that requires a discretionary action is subject to written findings affirming that it is consistent with all LUP policies, regulations within the IP, and provisions of the County's certified LCP, except as otherwise noted in Section 9404 (Exemptions) of the Implementation Plan.	Best practices and literature review
7.2	If there is a conflict between a provision of this LCP and a provision of the General Plan, or any other County-adopted plan, resolution, or ordinance not included in the LCP, and it is not possible for the development to comply with both the LCP and such other plan, resolution or ordinance, the LCP shall take precedence and the development shall not be approved unless it complies with the LCP provision.	Best practices and literature review
7.3	Off-street parking, which is described in the IP, as regulated by the County's Zoning Ordinance, Section 6000, General Regulations, shall be provided for all new development in accordance with the policies of the LUP to assure there is adequate public access to coastal resources.	Best practices and literature review

No.	Policy	Source
7.4	Grading should retain the natural appearance of the existing land forms and natural slopes in excess of 25 percent shall be protected in accordance with the County’s Resource Protection and Grading Ordinance restrictions.	San Dieguito CP
7.5	Communication processing, storage, and transmission facilities, and lines shall be sited, designed, and operated to avoid, or minimize impacts to ESHA, and scenic resources consistent with all provisions of the LCP. If there is no feasible alternative that can eliminate all impacts, the alternative that would result in the fewest or least impacts shall be selected consistent with federal regulations.	Best practices and literature review
7.6	Land divisions shall be designed to cluster development, including building pads, if any, in order to minimize site disturbance, landform alteration, and removal of native vegetation, to minimize required fuel modification, and to maximize open space, as feasible.	Best practices and literature review
7.7	The County shall not approve a land division if any parcel being created would not be consistent with the maximum density designated by the LUP map, and the slope density criteria. In cases where additional density is desired, Coastal Commission approval would be required in addition to County approval.	Best practices and literature review
7.8	<p>Manage the location of new development and redevelopment through this LCP, the County’s General Plan and the County Code of Ordinances, and the County’s Zoning Ordinance, which provide both policy and regulations governing the form and location of existing and future development, including:</p> <p>Locations of residential, commercial, industrial, public and open space land uses, such as visitor serving commercial and recreational development.</p> <p>Public works and facilities, such as: (1) roadways, water and sewer systems; and (2) drainage improvements to support existing and planned development.</p> <p>Development standards for each type of land use, such as: (1) density limitations; (2) building setbacks; and (3) height limits.</p> <p style="padding-left: 40px;">a. Specific regulations associated with coastal zones, such as: (1) resource protection area requirements; (2) wildland urban interface areas; and (3) landscaping guidelines.</p>	Best practices and literature review
7.9	Land divisions are only permitted if they are approved by CDP. Land divisions include subdivisions (through parcel map, tract map, grant deed, or any other method), lot line adjustments, revisions, mergers, and certificates of compliance.	Best practices and literature review
7.10	Subsequent development on a parcel created through a land division shall conform to all provisions of the approved land division permit, including, but not limited to, the building site location, access road/driveway design, and grading design, and volumes.	Best practices and literature review
7.11	<p>For issuance of an unconditional certificate of compliance pursuant to Government Code Section 66499.35 for a land division that occurred prior to the effective date of the Coastal Act (or Proposition 20 for parcels within the coastal zone as defined in that proposition), where the parcel(s) was created in compliance with the law in effect at the time of its creation and the parcel(s) has not subsequently been merged, subdivided, subject to a lot line adjustment, lot split or any other division of land or otherwise altered, the County shall not require a CDP.</p> <p>For issuance of a conditional certificate of compliance pursuant to Government Code Section 66499.35 for a land division that occurred prior to the effective date of the Coastal Act, where the parcel(s) was not created in compliance with the law in effect at the time of its creation, the conditional certificate of compliance shall not be issued unless a CDP that authorizes the land division is approved. In such a situation, the County shall only approve a CDP if the land division, as proposed or as conditioned, complies with all policies of the LCP.</p>	Best practices and literature review

No.	Policy	Source
7.12	For issuance of either a conditional or an unconditional certificate of compliance pursuant to Government Code Section 66499.35 for a land division that occurred after the effective date of the Coastal Act, the certificate of compliance shall not be issued unless a CDP that authorizes the land division is approved. In such a situation, the County shall only approve a CDP if the land division, as proposed or as conditioned, complies with all policies of the LCP.	Best practices and literature review
7.13	Existing, lawfully established structures that were built prior to the adopted date of the LUP that do not conform to the provisions of the LCP shall be considered non-conforming structures. Non-conforming uses or structures may not be increased or expanded into additional locations or structures. Such structures may be maintained and repaired as long as the improvements do not increase the size or degree of non-conformity. This section shall not be interpreted to allow the reconstruction of a non-conforming structure unless destroyed by a disaster as defined in Public Resources Code § 30610(g)(2)(A). Additions and improvements to such structures may be permitted provided that such additions or improvements do not increase the size or degree of the non-conformity.	Best practices and literature review
7.14	Protection of ESHA and public access shall take priority over other development standards and where there is any conflict between general development standards and ESHA and/or public access protection, the standards that are most protective of ESHA and public access shall have precedence.	Best practices and literature review
7.15	A land division shall not be approved if it creates a parcel that would not contain an identified building site that could be developed consistent with all of the policies of the LCP.	Best practices and literature review
7.16	Assess the potential for environmental effects of new development or redevelopment before granting County approval in accordance with CEQA and to avoid, reduce and/or mitigate impacts where feasible.	Best practices and literature review
7.17	New development shall conform with the County’s Resource Protection Ordinance regarding steep slopes, including measures to minimize potential impacts to scenic and visual resources, and to minimize the risk from hazards. The measures include, but are not limited to limiting grading, retaining walls, restricting development on steep slopes, protecting ridgelines, and applying siting, and design restrictions (scenic and visual policies).	Best practices and literature review
7.18	The installation of reclaimed water lines to provide irrigation for approved landscaping or fuel modification areas for approved development may be permitted, if consistent with all policies of the LUP.	Best practices and literature review
7.19	Consistent with the Coastal Act (Public Resources Code §30610(d)), repair and maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities do not require a CDP, although the County may require a permit if the County determines such repairs and maintenance involve a substantial adverse environmental impact that cannot be mitigated. However, for purposes of compliance with the Public Resources Code Section 30610(d), any repair or maintenance to facilities, or structures, or work located in an ESHA , as follows, shall require a CDP: <ol style="list-style-type: none"> 1. The placement or removal, whether temporary or permanent, of any form of solid materials. 2. The presence, whether temporary or permanent, of mechanized equipment or construction materials. 3. The replacement of 20 percent or more of the exterior materials of an existing structure with materials of a different kind; or 4. The presence, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area, bluff, or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams. 	Best practices and literature review

No.	Policy	Source
7.20	Upgrade existing commercial areas through clean-up, landscaping, beautification, utility undergrounding, and by repaving and/or redesign of parking lots.	San Dieguito CP
7.21	Consider commercial uses in adjacent urbanized areas when determining the need for additional or expanded commercial uses within San Dieguito.	San Dieguito CP
7.22	Maintain and protect land planned and zoned for office-professional, general commercial, and heavy commercial land uses along Via de la Valle. These commercial zoning districts provide business that serve both visitors and local residents with a diverse selection of goods and services.	Best practices and literature review
7.23	Encourage visitor serving retail uses in the commercial zones. Existing visitor serving uses shall be protected and new visitors serving facilities are encouraged.	Best practices and literature review
7.24	Require lot sizes within the Residential areas of the Covenant of Rancho Santa to be preserved at 2.86 acres and 2 acres, in zoning and through discretionary actions.	San Dieguito CP
7.25	Except within the Covenant of Rancho Santa Fe, site designs should emphasize the clustering of dwelling units in order to improve upon the amount and character of usable open space.	San Dieguito CP
7.26	New and existing residential development should provide landscaping between the curb and abutting property line and underground utilities, consistent with the County's Landscape and Water Efficient Design Ordinance.	San Dieguito CP
7.27	When the natural terrain is altered, new landscaping shall utilize be in conformance with the County's Landscape Ordinance and Water Efficient Landscape Design Manual which prioritizes the use of native and drought tolerant species, and water conservation measures.	San Dieguito CP
7.28	Unaltered land greater than 25 percent slope and at least 1000 square feet in area shall be retained in its natural state in conformance with the County's Resource Protection Ordinance regarding steep slopes.	San Dieguito CP
7.29	Residential land use maximum density will be determined per maximum density provisions of the General Plan Land Use Element.	General Plan Land Use Element
7.30	All residential development, including land divisions and lot line adjustments, shall conform to all applicable LCP policies, including maximum density provisions. Allowable densities are stated as maximums. Compliance with the other policies of the LCP may further limit the maximum allowable density of development.	Best practices and literature review
7.31	A minimum of one on-site or on-street parking space shall be required for the exclusive use of any second residential unit in conformance with the County's Zoning Ordinance, Section 6000 General Regulations, unless approved by County Board of Supervisors pursuant to the County's Affordable Housing policies.	Best practices and literature review
7.32	Require that development within the Covenant of Rancho Santa Fe be compatible with the historic development patterns and California State Landmark designation.	San Dieguito CP
Cultural and Paleontological Resources Policies		
8.1	New development within archaeologically sensitive areas shall be conditioned to implement appropriate mitigation measures.	Best practices and literature review
8.2	New development should incorporate the placement of cultural resources areas within open space easements, landscape areas or parks. Capping of sites may be an appropriate measure dependent upon the project specifics. The County Official in consultation with the Project Archaeologist and Native American monitor will determine the appropriate mitigations.	Policy based on LCP Update Guide
8.3	The discovery of cultural resources during pre-development surveys and during development shall require that all ground disturbance operations be stopped in the area of discovery to allow evaluation of the identified resource. Outreach shall be conducted with the culturally-affiliated tribe(s). Development shall include appropriate mitigation to protect the quality and integrity of these resources.	General Plan COS 7.1

No.	Policy	Source
8.4	Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.	General Plan COS 7.4
8.5	Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.	General Plan COS 7.5
8.6	Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.	General Plan COS 9.1
8.7	Paleontological monitors are required during grading operations at the discretion of County officials, per the County's Guidelines for Determining Significance – Cultural Resources and the County's Grading Ordinance, Section 87.430. Paleontological monitoring is required for any excavation into high, moderate, low or marginal soil sensitivity.	Policy based on LCP Update Guide
8.8	Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process for all new development and construction.	General Plan COS 8.1, San Dieguito CP
8.9	New development shall protect and preserve significant archaeological, historical and paleontological resources from destruction, and shall avoid, and minimize impacts to such resources consistent with CEQA.	Best practices and literature review
8.10	All new development or construction should be preceded by surveys, test excavations and evaluations to identify cultural resources. Appropriate mitigation shall be implemented in accordance with the County's Guidelines for Determining Significance – Cultural Resources. All site locations shall be maintained in a confidential appendix.	San Dieguito CP
8.11	Grading operations must be suspended upon discovery of fossils greater than twelve inches in any dimension. The County Official must be notified. The appropriate resource recovery operations shall be carried out per County Guidelines and shall be completed prior to the County Official's authorization to resume normal grading operations, per the County's Grading Ordinance, Section 87.43 and County's Guidelines for Determining Significance – Cultural Resources.	Policy based on LCP Update Guide
8.12	Encourage the owners of significant historic architectural sites to apply for Mills Act historical property designation for income tax benefits and register for Landmark Zoning with the County Historic Site Board.	San Dieguito CP
8.13	New development on sites identified as archaeologically sensitive shall include on-site monitoring of all grading, excavation, and site preparation that involve earth moving operations by a qualified archaeologist(s), and appropriate Native American consultant(s).	Best practices and literature review
8.14	Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.	General Plan COS 7.3
8.15	The County shall coordinate with appropriate agencies (e.g. Native American Heritage Commission, State Historic Preservation Officer) and tribal representatives to identify archaeologically sensitive areas and to determine the appropriate treatment of cultural resources. Such information should be kept confidential to protect archaeological resources.	General Plan COS-7.4, and best practices and literature review
8.16	Where development would adversely impact historical or archaeological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.	Best practices and literature review
Coastal Hazard Policies		
9.1	Require that development be located and designed to protect property and residents from the risks of hazards.	General Plan LU 6.10

No.	Policy	Source
9.2	Require development to be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	General Plan S 7.1
9.3	Direct development away from areas with high landslide, mudslide, or rock fall potential.	General Plan S 8.1
9.4	Prohibit development from causing or contributing to slope instability in accordance with the County’s Resource Protection Ordinance regarding steep slopes.	General Plan S 8.2
9.5	Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	General Plan S 3.1
9.6	Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires, in accordance with the County’s Resource Protection Ordinance regarding steep slopes and the County’s Consolidated Fire Code.	General Plan S 3.2
9.7	Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	General Plan S 3.3
9.8	Require all new development or redevelopment, as defined in the IP, to meet current ignition resistance construction codes in accordance with the County’s Consolidated Fire Code and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	General Plan S 3.7
9.9	Support programs consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, development shall be sited so that fuel management needs to protect structures and avoid impacts to native vegetation and sensitive habitats.	General Plan S 4.1
9.10	Ensure that water supply systems for development are adequate to combat structural and wildland fires.	General Plan S 6.1
9.11	<p>The County of San Diego Coastal Zone contains areas subject to hazards that present risks to life and property. These areas require additional development controls to minimize risks. Potential hazards in the Coastal Zone include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Seismic ground shaking: Shaking induced by seismic waves traveling through an area as a result of an earthquake on a regional geologic fault. 2. Liquefaction Hazard: Areas where water-saturated artificial fill or sediment can potentially lose strength and fail during strong ground shaking; related hazards include dynamic compaction and lateral spread. 3. Earthquake induced landslides. 4. Flood Hazard: Areas most likely to flood during major storms. 5. Fire hazard: Areas subject to major wildfires located in the County’s WUI. 6. Rain-Induced Landslide Hazard: Excessive rainfall on a cliff or slope. 7. Dam Failure Hazard: Large quantity of water suddenly released with a great potential to cause human casualties, economic loss, lifeline disruption, and environmental damage. 	County Hazard Mitigation Plan, best practices, and literature review
9.12	Land divisions, including lot line adjustments, shall be prohibited unless all proposed parcels can be demonstrated to be safe from flooding, erosion, fire and geologic hazards and will provide a safe, legal, all-weather access road(s), which can be constructed consistent with all policies of the LCP.	Best practices and literature review

No.	Policy	Source
9.13	Development in floodplains shall be limited to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels or substantially interfere with flood flows during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset any such harm, to the environmental values of the floodway area. Development of permanent structures for human habitation or as a place of work shall not be permitted in a floodway.	Best practices and literature review
9.14	Development within flood prone areas subject to inundation or erosion shall be prohibited unless no alternative building site exists on the legal lot and proper mitigation measures are provided to minimize or eliminate risks to life and property from flood hazard. The County shall ensure that permitted development and fill in the 100-year floodplain will not result in an obstruction to flood control and that such development will not adversely affect coastal wetlands, riparian areas, or other sensitive habitat areas within the floodplain, in accordance with the County's Resource Protection Ordinance regarding floodplains and floodways.	Policy based on LCP Update Guide
9.15	Permitted infill development in the 100-year floodplain shall be limited to structures capable of withstanding periodic flooding without requiring the construction of on or off-site flood protective works or channelization. Proposed development shall be required to incorporate the best mitigation measures feasible pursuant to Public Resources Code Section 30236.	Policy based on LCP Update Guide
9.16	Ensure that options are identified for protecting existing trails and roads, as well as other infrastructure as it becomes relevant, from SLR, storm surge, and riverine flooding. If necessary, identify potential future alignments for relocating roads and trails if existing locations cannot be feasibly protected.	Policy based on LCP Update Guide
9.17	Require all proposed development to be set back from the floodway in accordance with the County's Resource Protection Ordinance related to floodways and floodplains so that it is outside the erosion/sedimentation hazard area and in areas where the Director of Public Works has determined that the potential for erosion or sedimentation in the floodplain is significant.	San Diego County Zoning Code
9.18	When steep slopes cover 10 percent or more of a lot proposed for development, the development must comply with the County's Resource Protection Ordinance and place the steep slopes into an open space easement. The open space easement shall provide sufficient encroachments necessary for access and clearing.	San Diego County Zoning Code
9.19	New development shall provide adequate drainage and erosion control facilities that convey site drainage in a non-erosive manner in order to minimize hazards resulting from increased runoff, erosion, and other hydrologic impacts to water bodies.	Best practices and literature review
9.20	Regulate development in hillside areas to minimize alteration of natural landforms and enhance scenic qualities of the County, protect native coastal vegetation, preserve existing watersheds, and reduce the potential for environmental hazards including soil erosion, landslides, adverse impacts due to runoff, and other impacts which may affect general safety and welfare.	Best practices and literature review
9.21	Require a quantitative slope stability analysis for all Site Development Plan or Major Use applications that shows the slope categories for the entire property in compliance with the County's Resource Protection Ordinance.	San Diego County Zoning Code
9.22	Any projects that propose building bluff properties, or inland bluff projects must include a geologic reconnaissance report to determine the geologic stability of the area. When additional information is needed to assess stability, a preliminary engineering geology report must also be prepared identifying the results of the subsurface investigation regarding the nature and magnitude of unstable conditions, as well as mitigation measures needed to reduce or avoid such conditions.	Policy based on LCP Update Guide

No.	Policy	Source
9.23	On ancient landslides, unstable slopes, and other geologic hazard areas new development shall only be permitted where an adequate stability can be maintained for the expected life of the development. Adequate stability generally means a minimum factor of safety of 1.5 (static) and 1.1 (seismic).	Policy based on LCP Update Guide
9.24	New development which does not conform to the provisions of the LCP shall be prohibited on property or in areas where such development would present an extraordinary risk to life and property due to an existing or demonstrated potential public health and safety hazard.	Policy based on LCP Update Guide
9.25	Within the WUI, the area within 100 feet of a habitable structure is divided into two zones as follows. Zone 1 is located from 0 - 50 feet from the residence and Zone 2 located from 50-100 feet from the residence. Required fuel modification that may take place in both zones is defined as follows: In Zone 1, vegetation that is not fire-resistant shall be removed and re-planted with fire-resistant plants. In Zone 2, all dead and dying vegetation shall be removed. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses shall be maintained at a height not to exceed 6 inches. Root systems and stumps will be left in place to minimize soil disturbance and soil erosion. All fuel modification work will be done by hand crews only.	Best practices and literature review
9.26	<p>The Fire Marshal retains the discretion to reduce or expand the fire zones on a case-by-case basis, with specific findings due to factors that may include, but are not limited to building material, topography, vegetation load, and type.</p> <p>All discretionary permit applications for projects shall be reviewed by the Fire Marshal to determine if any thinning or clearing of native vegetation is required. The Fire Marshal may reduce the 100 ft. fuel management requirement for existing development, when equivalent methods of wildfire risk abatement are included in project design.</p> <p>Equivalent methods of fire risk reduction shall be determined on a case-by-case basis by the Fire Marshal and may include the following, or a combination of the following, but are not limited to:</p> <ul style="list-style-type: none"> Compliance with Building Code and Fire Code requirements for projects located in the Wildland Urban Interface (County Building Code Chapter 7A and County Consolidated Fire Code Chapter 49); Installation of masonry or other non-combustible fire resistant wall up to six feet in height; Reduced landscaping that is compliant with the County of San Diego fire hazard risk reduction plant list and planting guidelines; Other alternative construction to avoid the need for vegetation thinning, pruning or vegetation removal. 	Best practices and literature review
9.27	Within the WUI, the person owning or occupying a building or structure shall maintain a fuel modification zone within 100 feet of that building or structure.	County Consolidated Fire Code
9.28	Within the WUI, the person owning or occupying a building or structure shall clear the area within 50 feet of a building or structure of vegetation that is not fire resistant and re-plant the area with fire resistant plants.	County Consolidated Fire Code
9.29	Within the WUI, the person owning or occupying a building or structure shall clear the area within 50 to 100 feet of a building of all dead or dying vegetation. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses shall be maintained at a height not to exceed 6 inches. The chips from chipping of vegetation that is done on-site may remain if the chips are dispersed so they do not exceed 6 inches in depth. Trees may remain in both areas provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures is not less than 10 feet.	County Consolidated Fire Code

No.	Policy	Source
9.30	Fuel Modification Requirements for New Development – New development, including but not limited to subdivisions and lot line adjustments shall be sited and designed so that no brush management or the 100 ft. fuel modification encroaches into ESHA.	Best practices and literature review
9.31	Fuel Modification Requirements for Additions to Existing Structures –Where a new addition would encroach closer than 100 feet to an ESHA, the Fire Marshal shall review the project for fuel modification requirements. If a 100 foot fuel modification zone would encroach into ESHA, the additions shall not be permitted unless the addition would not encroach any closer to ESHA than existing principal structures on either side of the development.	Best practices and literature review
9.32	Fuel Modification Requirements for Existing Development - The County shall encourage property owners to implement fire risk reduction alternatives, including those listed in Policy 9.32, as a priority over fuel modification in ESHA. However, the County Fire Marshal may require fuel modification to occur adjacent to existing development as outlined in the established zones. If fuel modification is required by the Fire Marshal for existing development that would encroach into ESHA, the alternative that has the least impact on ESHA shall be implemented where feasible.	Best practices and literature review
9.33	Fuel Modification Requirements for Existing Development - The County shall encourage property owners to implement fire risk reduction alternatives, including those listed in Policy 9.23, as a means to avoid any impacts to ESHA. However, the Fire Marshal may require fuel modification to occur adjacent to existing development as outlined in the established zones. If fuel modification is required by the Fire Marshal for existing development that would encroach into ESHA, the alternative that has the least impact on ESHA shall be implemented where feasible.	Best practices and literature review
9.34	All discretionary Coastal Permit applications for projects in the County’s WUI shall be required to include a landscape plan that has been prepared in accordance with the County of San Diego “Suggested Plant List for a Defensible Space” http://www.sdcounty.ca.gov/pds/docs/DPLU199.pdf and planting guidelines emphasizing the use of fire-resistant, native, non-invasive, drought-tolerant and salt-tolerant species. These plants grow close to the ground, have a low sap or resin content, grow without accumulating dead branches, needles or leaves, are easily maintained and pruned. Any new vegetation planted must meet Planning & Development Services guidelines.	Best practices and literature review
9.35	For purposes of this section, "encroachment" shall constitute any activity which involves grading, construction, placement of structures or materials, paving, removal of native vegetation including clear-cutting for brush management purposes, or other operations which would render the area incapable of supporting native vegetation or being used as wildlife habitat, including thinning as required in Zone 2.	Policy based on LCP Update Guide
9.36	If fuel modification is required by the Fire Marshal, a fuel modification plan will be required to be submitted to the City as part of the application for any development located in WUI Fire Hazard Severity Zones. Applications shall include a site plan describing and quantifying the potential thinning, pruning or removal of brush, if any, that would be required to provide fire safety for the project or would be needed to accommodate any/all project elements.	Policy based on LCP Update Guide
9.37	Any required thinning of flammable vegetation in the WUI shall be conducted by hand crews between September 15 through February 15. To minimize impacts to habitat, sensitive plant species will not be thinned or removed. Sensitive species such as Quercus Dumosa (Coastal Scrub Oak), Ceanothus Verrucosus (Coastal White Lilac), Arcto staphylos Glandulosa (Del Mar Manzanita) and Corethrogyne Filaginifolia var. Linifolia (Del Mar Sand-Aster) will not be thinned or disturbed in any way.	Policy based on LCP Update Guide

No.	Policy	Source
9.38	<p>An emergency Coastal Permit shall include an expiration date of no more than one year and the necessity for a subsequent non-emergency Coastal Permit application, if it is determined that:</p> <ol style="list-style-type: none"> 1. An emergency exists that requires action more quickly than permitted by the procedures for a Coastal Permit and the work can and will be completed within thirty (30) days unless otherwise specified by the terms of the Coastal Permit; 2. Public comment on the proposed emergency action has been reviewed, if time allows; 3. The work proposed would be consistent with the requirements of the certified LCP; 4. The emergency action is the minimum needed to address the emergency and shall, to the maximum extent feasible, be the least environmentally damaging temporary alternative.; <p>Prior to expiration of the emergency Coastal Permit, if required, the permittee must submit a non-emergency Coastal Permit application for the development even if only to remove the development undertaken pursuant to the emergency Coastal Permit and restore the site to its previous condition.</p> <p>All emergency permits shall be conditioned and monitored to ensure that all authorized development is approved under a regular Coastal Permit in a timely manner, but in no case greater than one year.</p>	Best practices and literature review
9.39	Information should be provided to the public concerning hazards and appropriate means of minimizing the harmful effects of natural disasters upon persons and property relative to siting, design and construction.	Best practices and literature review
9.40	"Infill" is defined as: developing vacant parcels or redeveloping existing property in urban or sub-urban areas.	Best practices and literature review
9.41	"Economic life of a structure" means 75 to 100 years unless specified and restricted for specific development proposals.	Best practices and literature review
9.42	"Redevelopment" means creation, addition, or replacement of impervious surface on an already developed site. Examples include the expansion of building footprints, road widening, the addition or replacement of a structure, and creation or addition of impervious surfaces. Replacement of existing impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed exposing underlying soil during construction. Redevelopment does not include trenching and resurfacing associated with utility work, resurfacing existing roadways, new sidewalk construction, pedestrian ramps, or bike lane on existing roads; and routine replacement of damaged pavement, such as pothole repair.	Best practices and literature review